



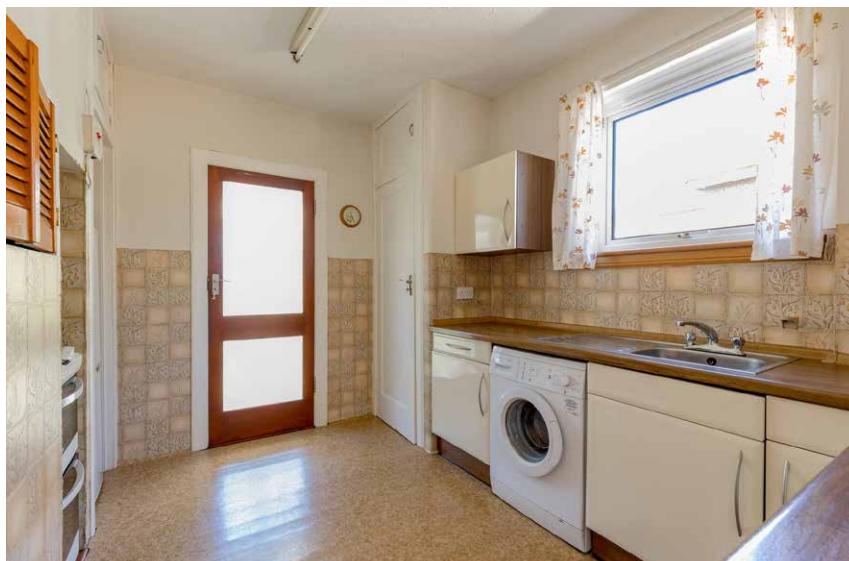
22 Craiglockhart Dell Road,
Craiglockhart, Edinburgh, EH14 1JP

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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall with storage.
- Access to attic via Ramsey ladder.
- Generously proportioned bay windowed living room located to rear.
- Main double bedroom with bay window.
- Further double bedroom with bay window (currently used as a dining room).
- Third double bedroom.
- Bathroom with shower.
- Kitchen with appliances & storage.
- Rear porch.
- Good-sized basement with workshop & storage room.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway leading to garage to side.
- Extensive garden at rear.
- Unrestricted and on-street parking.
- Development potential - subject to the usual planning consents.



GENERAL DESCRIPTION

A detached bungalow situated within the prestigious Craiglockhart district of the city, a short journey to the south of Edinburgh City Centre. There is a range of local amenities close at hand and although the property is in need of modernisation and redecoration it offers excellent potential to any purchaser with the option to extend subject to the usual planning consents.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

F.

APPROXIMATELY 500 METRES TO SLATEFORD TRAIN STATION.

APPROXIMATELY 6.7 MILES TO EDINBURGH AIRPORT.

WITHIN 300 METRES.

LOCATION

Located in the sought after Craiglockhart area lying to the south of Edinburgh City Centre with excellent amenities close by. There are a range of local shops in Craiglockhart and the nearby districts of Colinton Village and Bruntsfield with all major supermarkets in close proximity. There are a range of parks within walking distance, and easy access to nature abounds in the form of the Wester & Easter Craiglockhart Nature Reserves, the Union Canal (providing tranquil access to the heart of the city) and the Water of Leith walkway (offering convenient access to the picturesque Colinton Dell and the Pentland Hills Regional Park). A wealth of public sports facilities serves the local community in the form of the Craiglockhart Leisure & Tennis Centre and the Meggetland Sports Complex which includes a gym, café, physiotherapy concession and football, hockey and rugby pitches. Schooling is well catered for locally at nursery, primary and secondary level in the public and private sectors. The area is popular with daily commuters into the city and beyond with easy access to the City Bypass and a range of local bus services available. Slateford Train Station is also within walking distance.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND MICROWAVE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE GARDEN SHED WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.

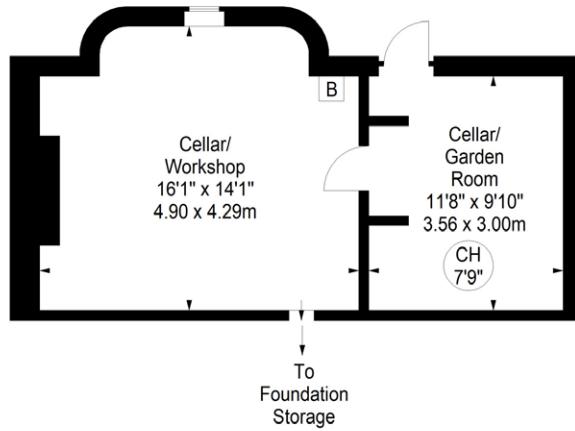




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Approx. Gross Internal Area
904 Sq Ft - 83.98 Sq M
Garage
Approx. Gross Internal Area
132 Sq Ft - 12.26 Sq M
Cellar/ Workshop & Cellar/ Garden Room
Approx. Gross Internal Area
335 Sq Ft - 31.12 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING D**

