

**26a Craiglockhart Dell Road  
Edinburgh EH14 1JP**

**Offers Over £565,000**

- Charming 3 bedroomed semi detached villa
- Bay windowed lounge with fire place and views
- Breakfasting kitchen
- Dining room
- Three double bedrooms
- Family bathroom & WC on ground floor level
- Private front and rear gardens
- Gas central heating & Double Glazing
- Driveway and on street parking

**Council Tax Band: F**

**Tenure: Freehold**

**Annual Service Charge: N**

**Shared Ownership: N**



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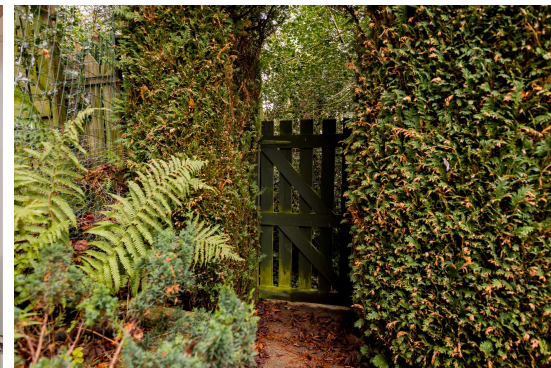
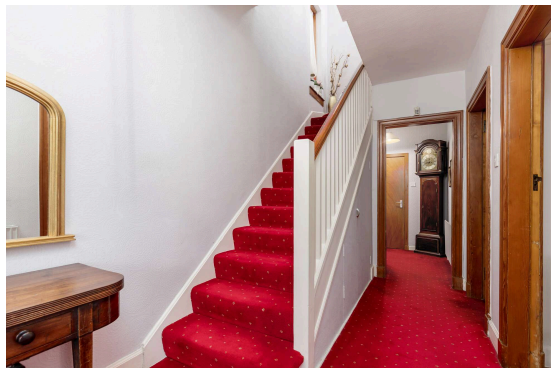
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### 3 Bedroomed Semi-Detached Villa

26a Craiglockhart Dell Road is a charming, rarely available semi-detached home, nestled in the highly sought-after Craiglockhart area of the city. Combining comfort, versatility, and a convenient location with excellent access to the city centre, this delightful property represents a rare and highly desirable find for a wide range of buyers.

The property consists; entrance vestibule that leads into a bright and airy hallway. The bay windowed lounge offers views towards Edinburgh castle and provides an abundance of natural light. A feature gas fireplace adds to the welcoming atmosphere. An understair storage cupboard providing further useful storage options. There is a well-equipped breakfasting kitchen features patio doors opening to the West facing rear garden, creating an ideal space for family meals or entertaining guests. Additional features include original flooring and an Edinburgh press which retain the home's traditional charm whilst the dining room boasts direct access onto a decking area leading to the mature gardens. This outdoor space offers access to the Water of Leith and includes a shed and greenhouse making it perfect for nature lovers or those who enjoy relaxing in a private garden setting.

The accommodation includes three double bedrooms. The first bedroom features a bay window and offers beautiful views to the castle. The second double bedroom provides ample storage space whilst the third bedroom is a small double/single that can be used as a study or guest room. The family bathroom provides a corner shower spa bath and a heated towel rail, adding a touch of luxury.. The property also benefits from a spacious floored attic with Velux windows, offering additional storage space or the potential for further development. Additional highlights include double glazing and gas central heating ensuring year-round comfort and energy efficiency.

Externally, the property is complemented by beautifully maintained, mature gardens to both the front and rear, offering a peaceful and private retreat. The West facing rear garden provides direct access to the Water of Leith walkway, making it the perfect spot for countryside strolls, dog walking, or simply enjoying the natural beauty right on your doorstep. For gardening enthusiasts, the shed and greenhouse provide ample space for garden enthusiasts and those with a passion for outdoor projects. Further benefits include a private driveway and garage, providing convenient off-street parking. In addition there is ample on-street parking available.

Craiglockhart is a highly desirable residential area in southwest Edinburgh. Surrounded by attractive green spaces, the area offers easy access to Craiglockhart Hill, the Union Canal, the Water of Leith Walkway, and the Craiglockhart Nature Trail providing excellent opportunities for walking, running and cycling. Residents also have access to superb recreational facilities at Craiglockhart Leisure and Tennis Centre. Local shops, cafés, and independent businesses offer everyday convenience, while nearby Morningside and Bruntsfield provide a wider selection of boutiques, restaurants, and entertainment.

Excellent transport links include regular bus services into the city centre and easy access to the Edinburgh City Bypass for commuting across the central belt. Strong schooling options both state and independent further enhance the area's appeal.

**Viewing By appointment 0131 337 1800**







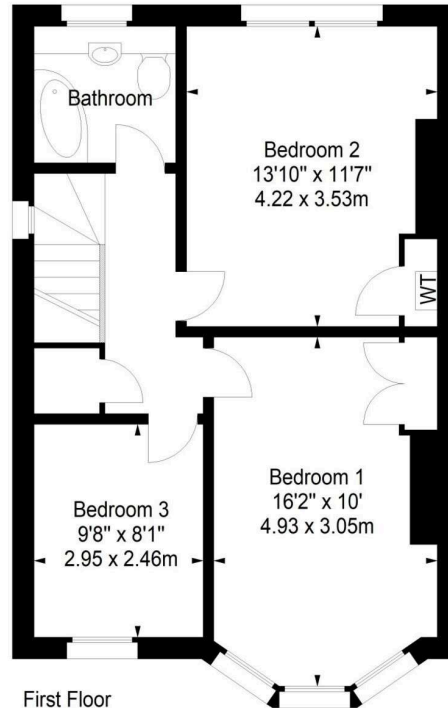
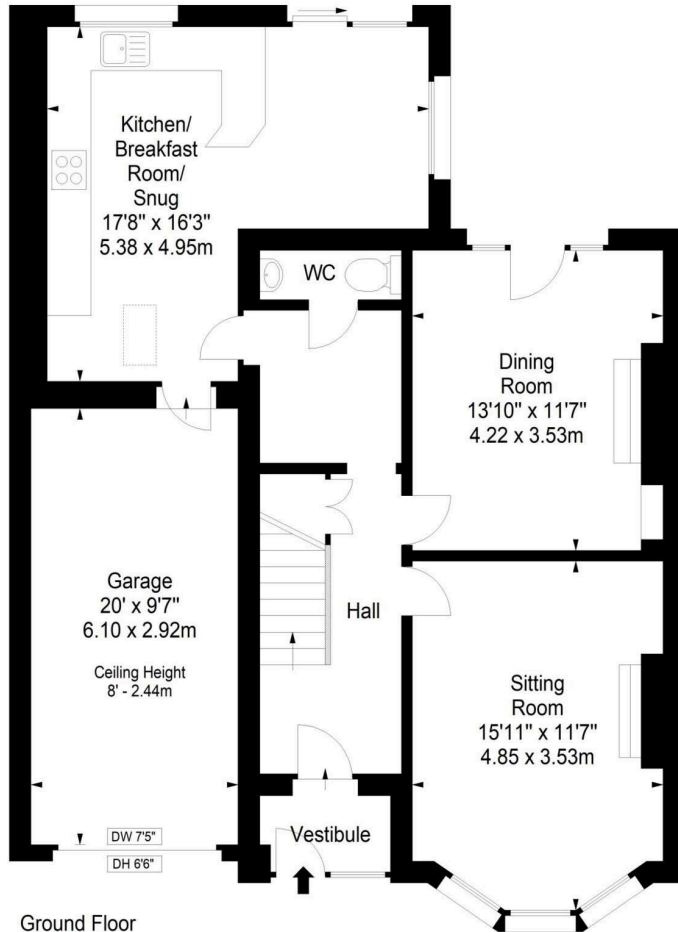
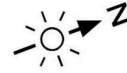


Craiglockhart Dell Road,  
Edinburgh,  
Midlothian, EH14 1JP



Approx. Gross Internal Area  
1529 Sq Ft - 142.04 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2025

Key :  
DW - Door Width  
DH - Door Height



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)



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