

COULTERS[©]

33 CRAIGLOCKHART DELL ROAD

CRAIGLOCKHART, EDINBURGH, EH14 1JW

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Set within the desirable area of Craiglockhart's, this attractive semi-detached bungalow presents a rare opportunity to acquire a spacious and versatile home in a peaceful yet well-connected Edinburgh location. The property is arranged entirely on one level, offering ease of living and a highly practical layout that will appeal to a wide range of buyers, from families to downsizers seeking long-term adaptability.

The accommodation is well proportioned and carefully arranged, with a natural progression through the principal living areas that supports both day-to-day living and entertaining. The kitchen opens into a versatile dining/sitting room before flowing on to the generous conservatory which provides direct access to the rear garden.

The property offers three well-proportioned bedrooms, all conveniently located on the same level, along with family bathroom facilities that complete the accommodation.

KEY FEATURES



Charming semi-detached bungalow.



Well maintained front and rear gardens.



Craiglockhart Nature Reserve and Union Canal nearby.



EPC Rating - D



Three double bedrooms.



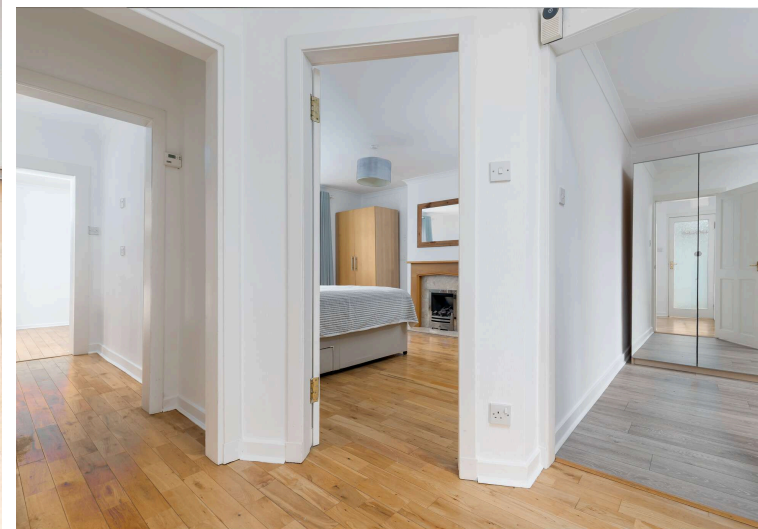
Private driveway and garage.



Excellent schools in the local area.



Council Tax Band - E



A particular advantage of the property is the potential for future development. Subject to obtaining the necessary consents and approvals, there is scope to extend into the attic, allowing purchasers the opportunity to significantly increase the living accommodation and tailor the property to their individual requirements.

Externally, the home is complemented by private garden ground, providing a peaceful setting for outdoor enjoyment, along with off-street parking and garage facilities. The surrounding area is known for its leafy character, excellent local schooling, and easy access to green spaces, including nearby walking routes and parkland, while remaining well connected to the city centre.





THE LOCAL AREA

Just two and a half miles to the south-west of Edinburgh's City Centre, Craiglockhart is a residential suburb which enjoys a tranquil setting by the Union Canal and Water of Leith. Take advantage of picturesque open spaces including walks through the Colinton and Craiglockhart Dell and at Easter Craiglockhart Hill Nature Reserve. Craiglockhart Leisure and Tennis Centre is nearby with tennis, squash, and badminton whilst the Meggetland Sports Complex has extensive sports pitches. There are convenience stores and a variety of dining amenities to enjoy in the locale. Larger shopping needs are met at Edinburgh West Retail Park and there is an Asda Supercentre at Chesser.

Popular Morningside with its many independent shops, restaurants and cafes, is just a 5 minute drive away. Local schooling includes Craiglockhart Primary School and Tynecastle High School. Private school options such as George Watson's College, and Merchiston Castle School are close by. The City Bypass and the Scottish Motorway network are minutes away connecting you to Edinburgh International Airport and The Queensferry Crossing. There is a tram stop at Saughton, and the efficient bus and rail network that includes Slateford Train Station, takes you swiftly into Edinburgh City



EXTRAS

All integrated appliances and fitted flooring are included in the sale.

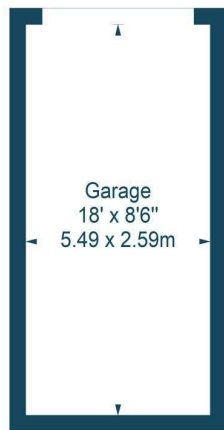
HOME REPORT VALUATION: £425,000



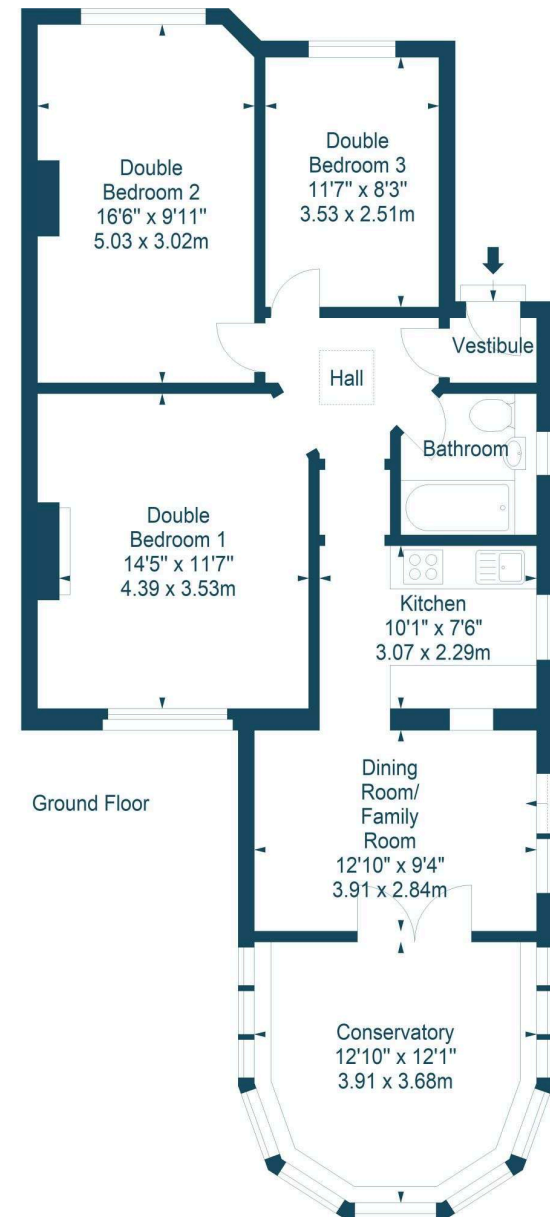
Craiglockhart Dell Road,
Edinburgh,
Midlothian, EH14 1JW



Approx. Gross Internal Area
930 Sq Ft - 86.40 Sq M
Garage
Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.