

Jardine Phillips  
Solicitors • Estate Agents

CRAIGLOCKHART

7 LOCKHARTON GARDENS  
EH14 1AU



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EPC RATING: E

OFFERS OVER £795,000





## RARELY AVAILABLE FIVE BED TERRACED HOUSE WITH WEALTH OF PERIOD FEATURES IN PRESTIGIOUS CRAIGLOCKHART

Located in this very popular suburb of Edinburgh is this wonderful property with spacious accommodation comprising four public rooms, modern kitchen, downstairs shower room, four double bedrooms, family bathroom, bedroom 5/study with wc, front & rear gardens and free on street parking. Now requiring some updating. With handy local shops, well renowned schools, great gym facilities, excellent golf courses and access to wide open spaces all on your doorstep, together with easy access into nearby Morningside & Bruntsfield and the city centre, this would make a fabulous family home.

### AREA

Craiglockhart is a well-regarded residential area to the south of the city centre, popular with families & young professionals. There are some great shops on the doorstep, including Tesco & Margiotta, and a wider range of shopping facilities available in nearby Straiton Retail Park, Bruntsfield & Morningside with their array of supermarkets, independent retailers, coffee shops, bars & restaurants. There are also an excellent range of gyms, golf courses & leisure facilities in the vicinity including the impressive Fountain Park Leisure Complex & Edinburgh Leisure at Craiglockhart. Craiglockhart Hills & Pond, Harrison Park and the Union Canal walkway are all nearby, providing great walks & outside spaces. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away. The property is also in the catchment for well-renowned schools, including Craiglockhart & St Cuthbert's RC

Primary Schools and Tynecastle & St Augustine's RC High Schools, and George Watsons is a short walk away. There are also numerous bus services from the main roads taking you both into and out of town, with easy access out to the motorway network and beyond.

### EXTRAS

The blinds/curtains, light fittings, freestanding cooker, cooker hood, dishwasher, fridge, freezer & washing machine are included in the sale.

### HOME REPORT VALUATION

£825,000





## PROPERTY DESCRIPTION

- Hallway with stunning stained glass windows, original fireplace, understairs cupboard & handsome balustrade leading to the upstairs landing
- Bright bay windowed sitting room with feature fireplace with fuel effect gas fire & Edinburgh press
- Grand formal dining room with fireplace & storage cupboards and door to the rear garden
- Breakfast room with further storage cupboards, leading to
- Galley kitchen with wide range of modern white fitted units & appliances and stairs to bed 5/study, leading to
- Sunroom overlooking the rear garden – perfect for relaxing all year round
- Downstairs shower room with walk in mains shower, sink & WC
- Principal bay windowed bedroom with original fire surround
- Three further double bedrooms
- Bedroom 5/study with its own wc
- Upstairs bathroom with contemporary fittings including bath with shower over, fitted vanity sink unit, WC & storage
- Gas central heating from boiler located in kitchen & hot water storage cylinder
- Mixed age & style windows mostly double glazed
- Preserved period features including fireplaces, cornicing, panelled doors, stained glass windows & original staircase with balustrading
- Sunny paved front garden & good sized rear garden with patio area, large lawn & shed
- Free on street parking



### VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850



Sitting room 18'6" x 12'10" (5.64 x 3.91m)

Dining room 13'4" x 11'1" (4.06 x 3.38m)

Breakfast room 15'3" x 9'9" (4.65 x 2.97m)

Kitchen 18' x 7'6" (5.49 x 2.29m)

Sunroom 12'4" x 9'1" (3.76 x 2.77m)

Bedroom 1 16'7" x 12'9" (5.05 x 3.89m)

Bedroom 2 13'4" x 11'8" (4.06 x 3.56m)

Bedroom 3 13'4" x 10'10" (4.06 x 3.30m)

Bedroom 4 9'5" x 9'2" (2.87 x 2.79m)

Bedroom 5 9'9" x 7'6" (2.97 x 2.29m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.