

29 Colinton Grove

EDINBURGH, EH14 1DB



Exquisite four-bedroom semi-detached house, nestled in the highly sought-after area of Craiglockhart, just to the south of Edinburgh city centre



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McEwan Fraser is delighted to present this exquisite four-bedroom semi-detached house, nestled in the highly sought-after area of Craiglockhart, just to the south of Edinburgh city centre. Originally a two-bedroom property, it has undergone a substantial transformation with a rear extension and a loft conversion, elevating it to the pinnacle of contemporary living.

THE LIVING ROOM



Accommodation is focused on an inviting and spacious living room which has been seamlessly integrated with the rear extension. The living room has plenty of space for large sofas and a striking fireplace creates a natural focal point.

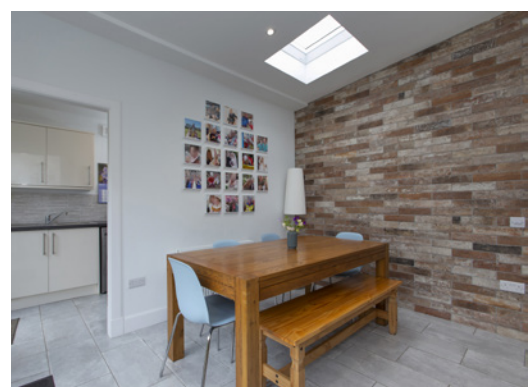
THE KITCHEN



The extension houses a stunning, state-of-the-art contemporary kitchen with a dining area, perfect for entertaining family and guests alike. The kitchen's modern design is complemented by high-end finishes and top-of-the-line appliances. The practicality of an attached utility room further enhances the convenience of daily living. With the addition of a bi-fold door that gracefully opens up to the rear garden, this is a magnificent entertaining space.



THE DINING AREA





The ground floor showcases three double bedrooms. Among them, one bedroom features an en-suite shower room, providing a private sanctuary for occupants and guests alike. The stylishly appointed bathroom on this level further emphasizes the property's contemporary aesthetic.

THE BATHROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



Ascending to the first floor, the master bedroom awaits, offering a degree of separation from the rest of the home. This private retreat comes complete with ample space for a variety of freestanding furniture to complement the bespoke integrated storage.

THE MASTER BEDROOM



Externally, the property boasts excellent curb appeal, with a well-maintained driveway providing ample parking space. The mature front and rear gardens exude a sense of natural beauty and tranquility, providing delightful spaces for outdoor activities, relaxation, and gardening. For extra warmth and comfort, the property boasts gas central heating and double glazing.

In summary, this four-bedroom semi-detached house in Craiglockhart offers a harmonious fusion of contemporary design, thoughtful layout, and prime location. A rare gem in the real estate market, this property presents a unique opportunity to experience Edinburgh living at its finest.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

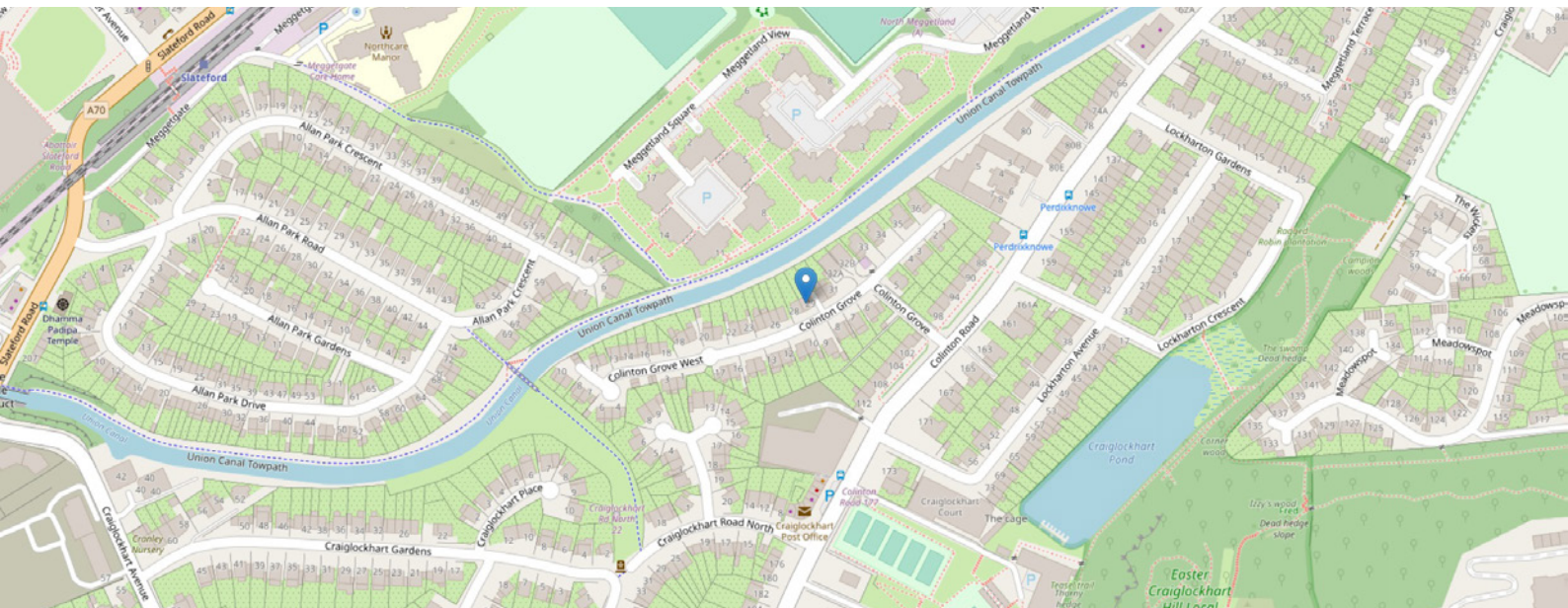


Approximate Dimensions
(Taken from the widest point)

Living Room	4.36m (14'4") x 3.78m (12'5")
Kitchen	5.87m (19'3") x 3.01m (9'11")
Dining Area	3.43m (11'3") x 2.92m (9'7")
Utility	2.53m (8'4") x 1.72m (5'8")
Bedroom 2	3.04m (9'11") x 2.97m (9'9")
En-suite	2.97m (9'9") x 1.07m (3'6")

Bedroom 3	3.02m (9'11") x 3.02m (9'11")
Bedroom 4	3.51m (11'6") x 2.45m (8')
Bathroom	3.00m (9'10") x 1.86m (6'1")
Dining Area	3.43m (11'3") x 2.92m (9'7")
Utility	2.53m (8'4") x 1.72m (5'8")
Master Bedroom	5.73m (18'10") x 4.18m (13'9")

Gross internal floor area (m²): 138m²
EPC Rating: C



THE LOCATION

The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the city centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village, while the bustling high streets of Bruntsfield and Morningside (both home to a vibrant selection of specialist shops, cafes, bars, and bistros) are also nearby.





Craiglockhart offers a wealth of sports and leisure facilities, particularly Craiglockhart Leisure Centre & Tennis Centre, which boasts a well-equipped gym, fitness studios, squash courts, and a multi-purpose sports hall, as well as outstanding indoor and outdoor tennis facilities. Or if you prefer to exercise in the fresh air, why not take a relaxed stroll or cycle along the Union Canal or the picturesque Water of Leith walkway. Craiglockhart benefits from an excellent range of state schools and the area is also well-positioned for some of the capital's finest independent schools. Craiglockhart is served by superb public transport links across the city and nearby Slateford train station offers regular services to Edinburgh and Glasgow. The area is also ideal for commuters thanks to swift and easy access to the Edinburgh City Bypass, Edinburgh Airport, and the M8/M9 motorway network.



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