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*SPACIOUS FOUR BEDROOM DETACHED
BUNGALOW IN CRAIGLOCKHART*



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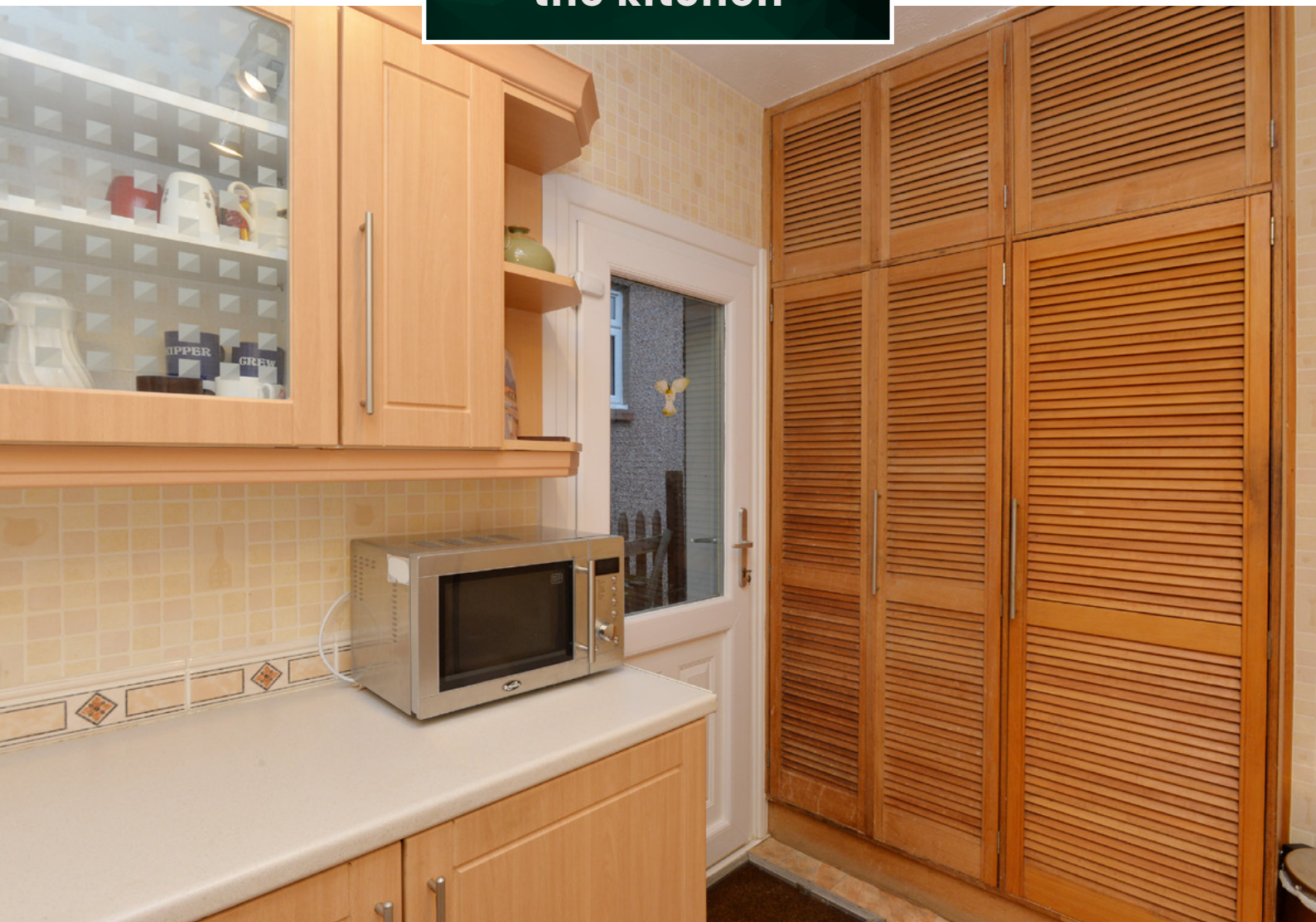
CHAIN FREE. McEwan Fraser Legal is delighted to present this spacious four bedroom detached bungalow in Craiglockhart. It sits on a large plot and has a substantial secluded garden with driveway parking and a carport. The property is in good condition but needs some modernisation and is ripe for development into the large attic.

Internally, the house is equipped with several flexible rooms on the ground floor, as well as a fully floored attic which is currently utilised as a work room. The living area is spacious and benefits from a bay window and gas fire. There are four good sized bedrooms one of which is currently being used as a dining room. The flexibility in how the ground floor is configured is a clear benefit of this property, as all rooms are very well proportioned. There is a fully equipped kitchen, with access to the rear garden. The bathroom has been fitted with a spacious shower in recent years, but would accommodate a three-piece suite bathroom with ease, as it has done in the past.





the kitchen





bedroom 1





bedroom 2



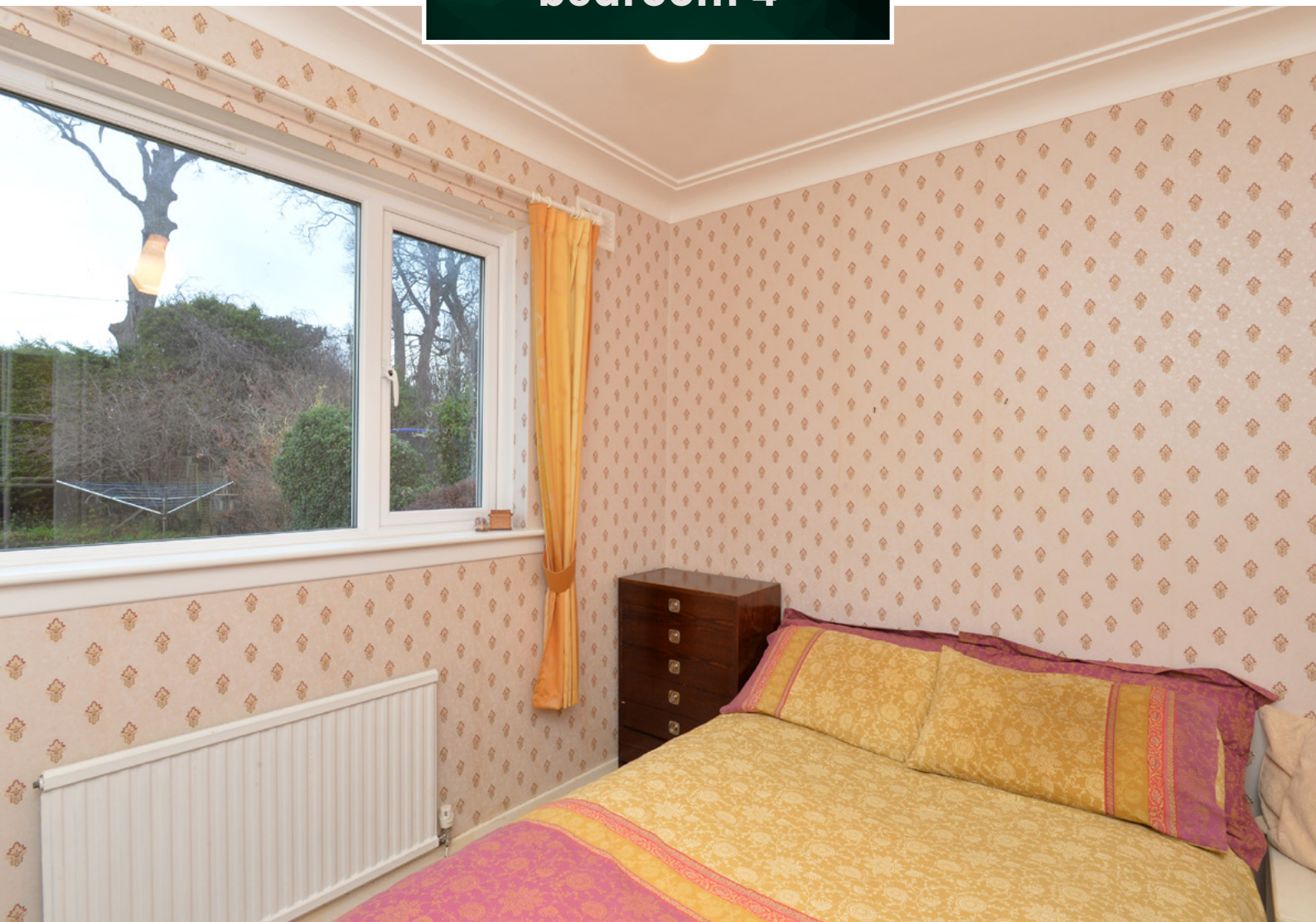


bedroom 3

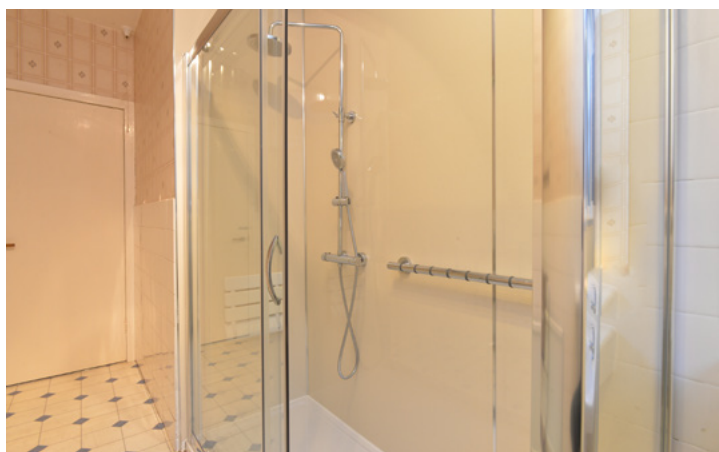


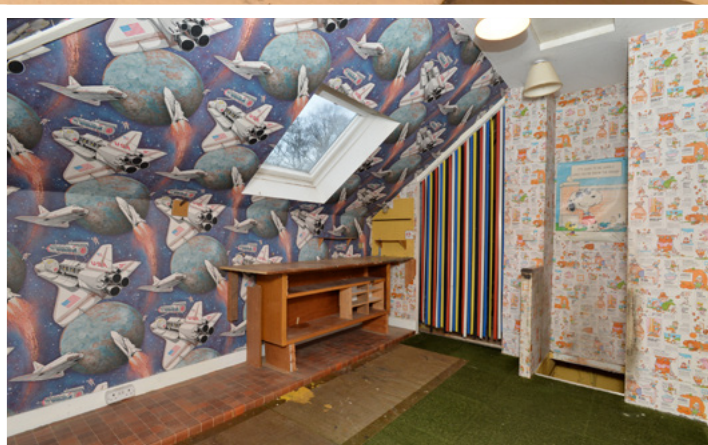


bedroom 4



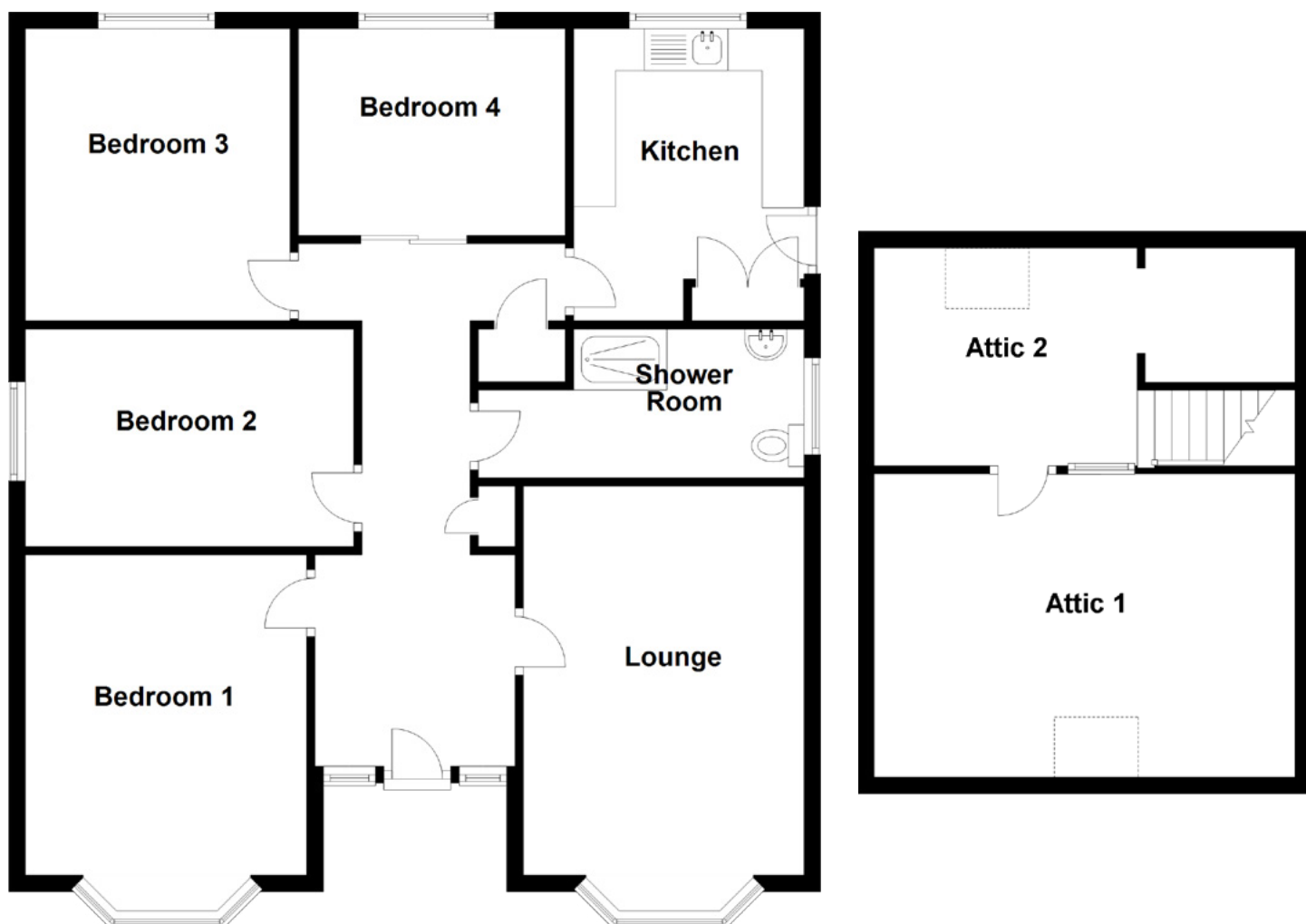
shower room





Something which warrants special mention is the attic space, which shows how the house could be extended upwards. This is not a liveable space at the moment as is only accessed by a custom built wooden ladder in a hall cupboard, but could be utilised in various ways. In addition to the large garden, the property includes a single drive and free on-street parking. The house has a Worcester/Bosch gas boiler and modern double glazed windows and doors throughout and extensive rear gardens, which have been well cared for over the years.

This is a rare opportunity to acquire a well-proportioned family home, with the potential to apply your own stamp on the property. It is expected that the house will be in high demand and early bird viewing is recommended.



Approximate Dimensions
(Taken from the widest point)

Lounge	5.08m (16'8") x 3.35m (11')
Kitchen	3.49m (11'5") x 2.75m (9')
Bedroom 1	4.30m (14'1") x 3.36m (11')
Bedroom 2	3.92m (12'10") x 2.60m (8'6")
Bedroom 3	3.48m (11'5") x 3.16m (10'4")
Bedroom 4	3.19m (10'6") x 2.47m (8'1")
Shower Room	3.89m (12'9") x 1.78m (5'10")
Attic 1	5.02m (16'6") x 3.62m (11'11")
Attic 2	3.08m (10'1") x 2.60m (8'6")

Gross internal floor area (m²): 92m²

EPC Rating: C





Craiglockhart enjoys a tranquil 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. The bustling high streets of Bruntsfield and Morningside are also nearby. Craiglockhart offers a wealth of sport and leisure facilities, particularly Craiglockhart Leisure Centre and Tennis Centre. The Union Canal and Water of Leith walkway are also close by.

The property lies within catchment of Craiglockhart Primary and Tynecastle High. The area is also well positioned for some of the capital's finest independent schools, particularly Merchiston Castle School, George Watson's College and The Edinburgh Rudolf Steiner School. 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.

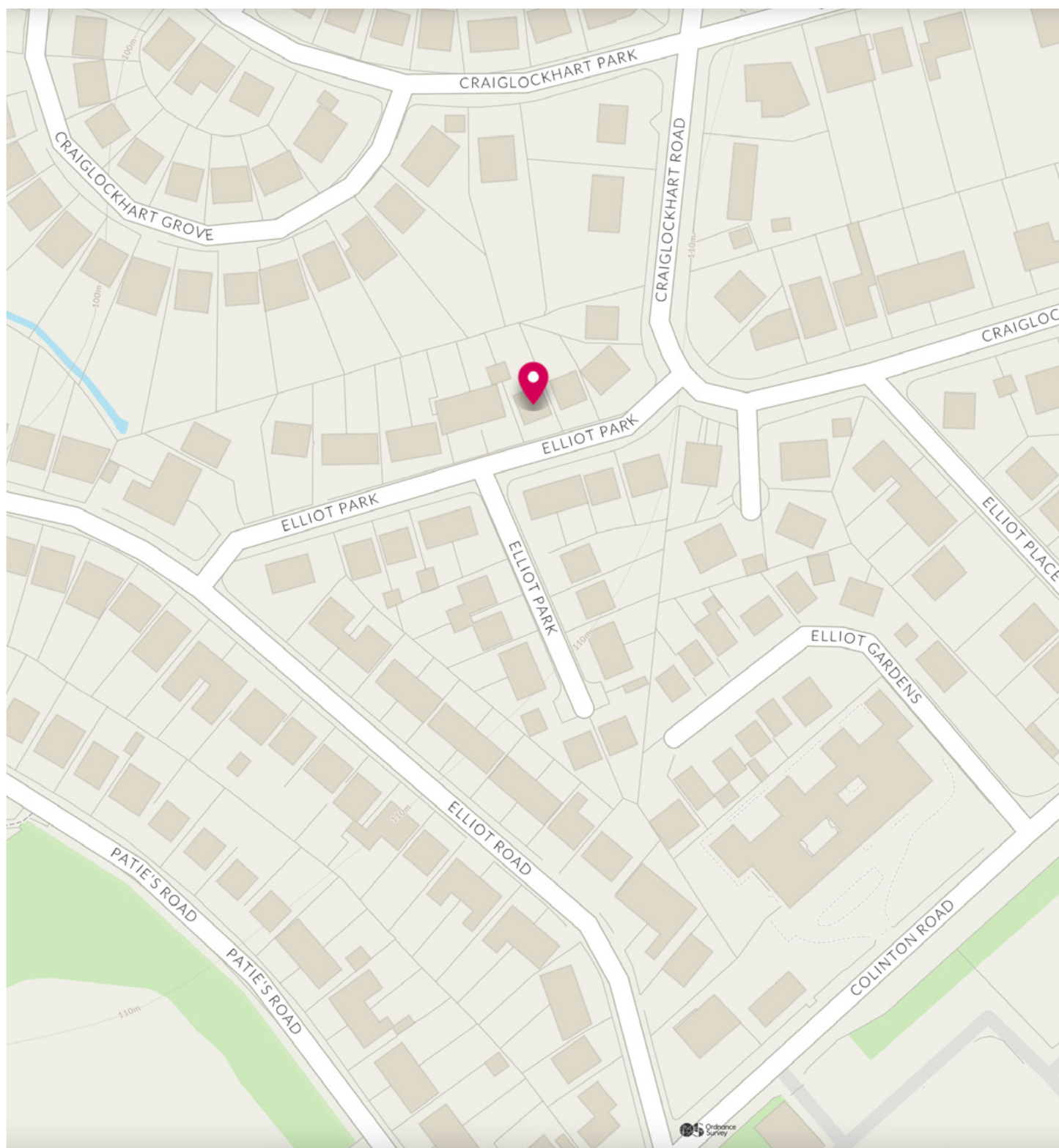


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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