

# 18 Craiglockhart Grove

CRAIGLOCKHART, EDINBURGH, EH14 1ET



*SPACIOUS THREE OR FOUR BEDROOM DETACHED HOME ON A LARGE CORNER PLOT IN EDINBURGH'S RENOWNED CRAIGLOCKHART SUBURB*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







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McEwan Fraser Legal is delighted to present this spacious three or four bedroom detached bungalow in Craiglockhart. It sits on a large corner plot and has a substantial secluded garden surrounding the whole house. The property is in excellent condition, but needs some modernisation. Upon entering this house you are met with a beautiful vestibule. Internally, the house is equipped with several flexible rooms on the ground floor, as well as two upstairs bedrooms. The living area is bright and spacious and provides access, via French doors, to extensive rear gardens, which have been well cared for over the years. There are two rooms which are front-facing. Traditionally, one of these would be the master bedroom and the other a lounge area. The downstairs has two double bedrooms, though one has been used as a dining room in the past. 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 shower in recent years, but would accommodate a three-piece bathroom with ease, as it has done in the past.

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**entrance hall**











**the kitchen**





# sitting room





# dining room







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In addition to the public rooms and bedrooms, the house has substantial storage. There is a large cupboard upstairs which could perhaps be converted to a shower room. Downstairs, several cupboards are accessed via the hallway, not least an extensive under-stair cupboard, which could easily accommodate a WC. Something which warrants special mention is an under house bunker, which was installed by the housebuilder as a bomb shelter. This is not a liveable space, but could be utilised in various ways. In addition to the large garden, the property includes a single drive, garage and free on-street parking. The house has a gas boiler and single-glazed traditional windows.

This is a rare opportunity to acquire a well-proportioned family home, with the opportunity 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.

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**bedroom 1**







**bedroom 2**





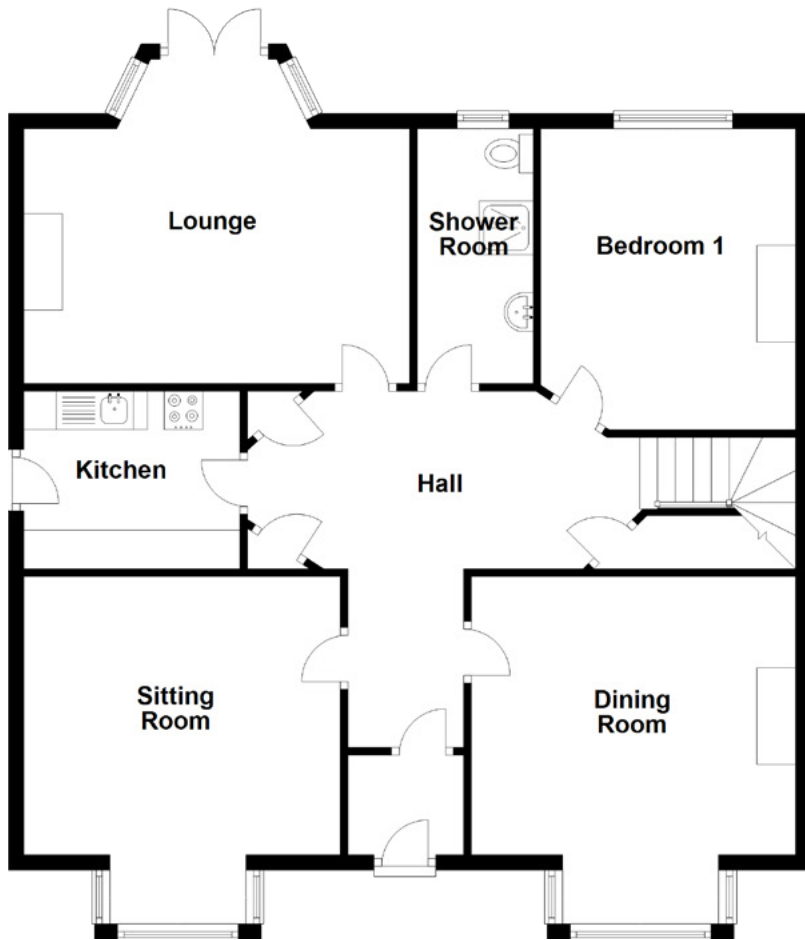


**bedroom 3**

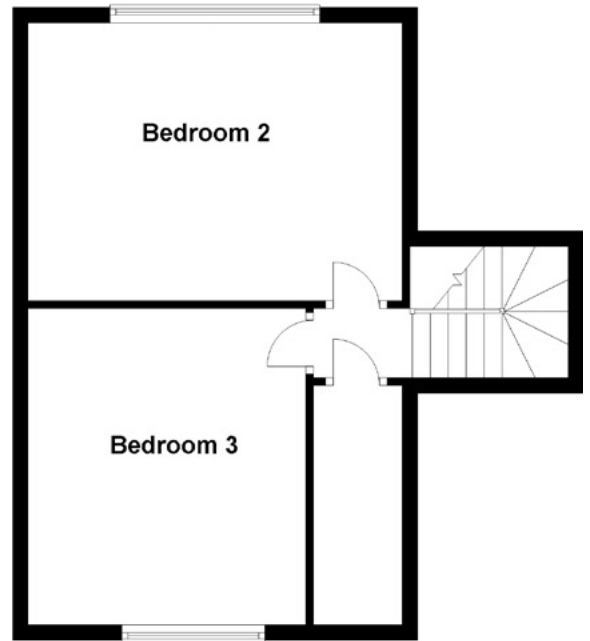




## Ground Floor



## First Floor



### Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 4.20m (13'9")
Dining Room	4.50m (14'9") x 4.20m (13'9")
Sitting Room	4.10m (13'5") x 3.60m (11'10")
Kitchen	2.80m (9'2") x 2.30m (7'7")
Shower Room	3.30m (10'10") x 1.50m (4'11")
Bedroom 1	3.90m (12'10") x 3.30m (10'10")
Bedroom 2	4.80m (15'9") x 3.60m (11'10")
Bedroom 3	4.10m (13'5") x 3.60m (11'10")

Gross internal floor area (m<sup>2</sup>): 139m<sup>2</sup>

EPC Rating: E





**garden & drive**







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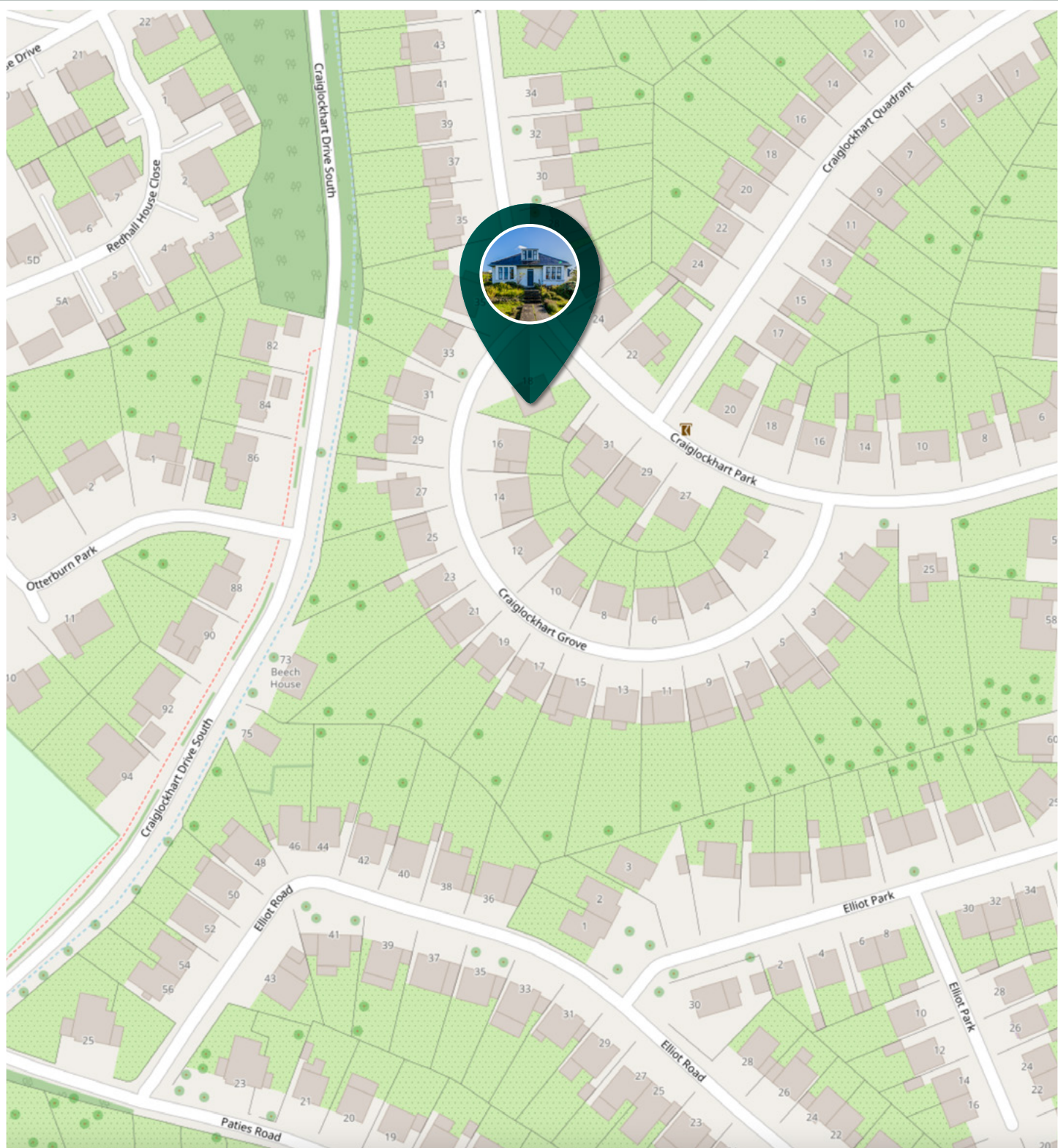
Craiglockhart enjoys a tranquil setting to the south of the city centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and in Colinton Village. The bustling high streets of Bruntsfield and Morningside are also nearby. Craiglockhart offers a wealth of sport and leisure facilities, particularly at Craiglockhart Leisure Centre and Tennis Centre. The Union Canal and Water of Leith walkway are also close by.

The property lies within the catchment of Craiglockhart Primary and Tynecastle High. The area is also very well positioned for some of the capital's finest independent schools, particularly Merchiston Castle School and George Watson's College, which are both nearby. Craiglockhart is served by superb public transport links across the city and nearby Slateford train station offers regular services to the city centre and to Glasgow. The area is also ideal for commuters, thanks to swift and easy access to the City Bypass, Edinburgh Airport and to the M8/M9 motorway network.

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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