

48 Craiglockhart Drive South

EDINBURGH, EH14 1HZ



This three or four bedroom detached house occupies a corner plot in Craiglockhart, one of Edinburgh's most sought-after residential areas



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McEwan Fraser is delighted to present this three or four bedroom detached house to the market. The property occupies a corner plot in Craiglockhart, one of Edinburgh's most sought-after residential areas. Internally, the property is presented in good order and presents a blank canvas for a buyer looking to make their own mark on their new home. Externally, the property feels very secluded and boasts a wrap-around garden that is bordered by mature hedges for additional privacy.

THE LOUNGE



Internal accommodation includes two generous public rooms. To the front, you have a generous bay-fronted lounge with excellent levels of natural light and ample floor space for a variety of different furniture configurations. To the rear, a large extension includes a generous family room that includes doors opening onto a rear patio garden. The fantastic space on offer between these two rooms will give the new owner plenty of scope to create their ideal entertaining spaces.

THE FAMILY ROOM



THE KITCHEN



The kitchen is adjacent to the family room and includes a good range of base and wall-mounted units that offer plenty of prep and storage space. There is a range of integrated and freestanding appliances. The position of the kitchen would lend itself to further development and could be opened into the family room to create an expansive kitchen diner.



The ground floor also includes two bedrooms and a bathroom. The bedrooms are both well-proportioned doubles with ample space for a full suite of bedroom furniture. The bathroom boast full contemporary tiling and a white suite with a shower over the bath.

BEDROOM 2



BEDROOM 3



THE BATHROOM





A central hallway, with integrated storage, includes a staircase to a large loft conversion that comprises a large dual-aspect double bedroom and separate WC. There is also plenty of eaves storage available.

For extra warmth and comfort, the property includes gas central heating and double glazing.

BEDROOM 1





Externally, the property enjoys a driveway which gives access to a single garage. The garden grounds wrap around the property. There is a rear patio accessible from the family room and mature lawns to the front and sides. The gardens are mature with well-planted flower beds and substantial mature hedges.

THE GARDENS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

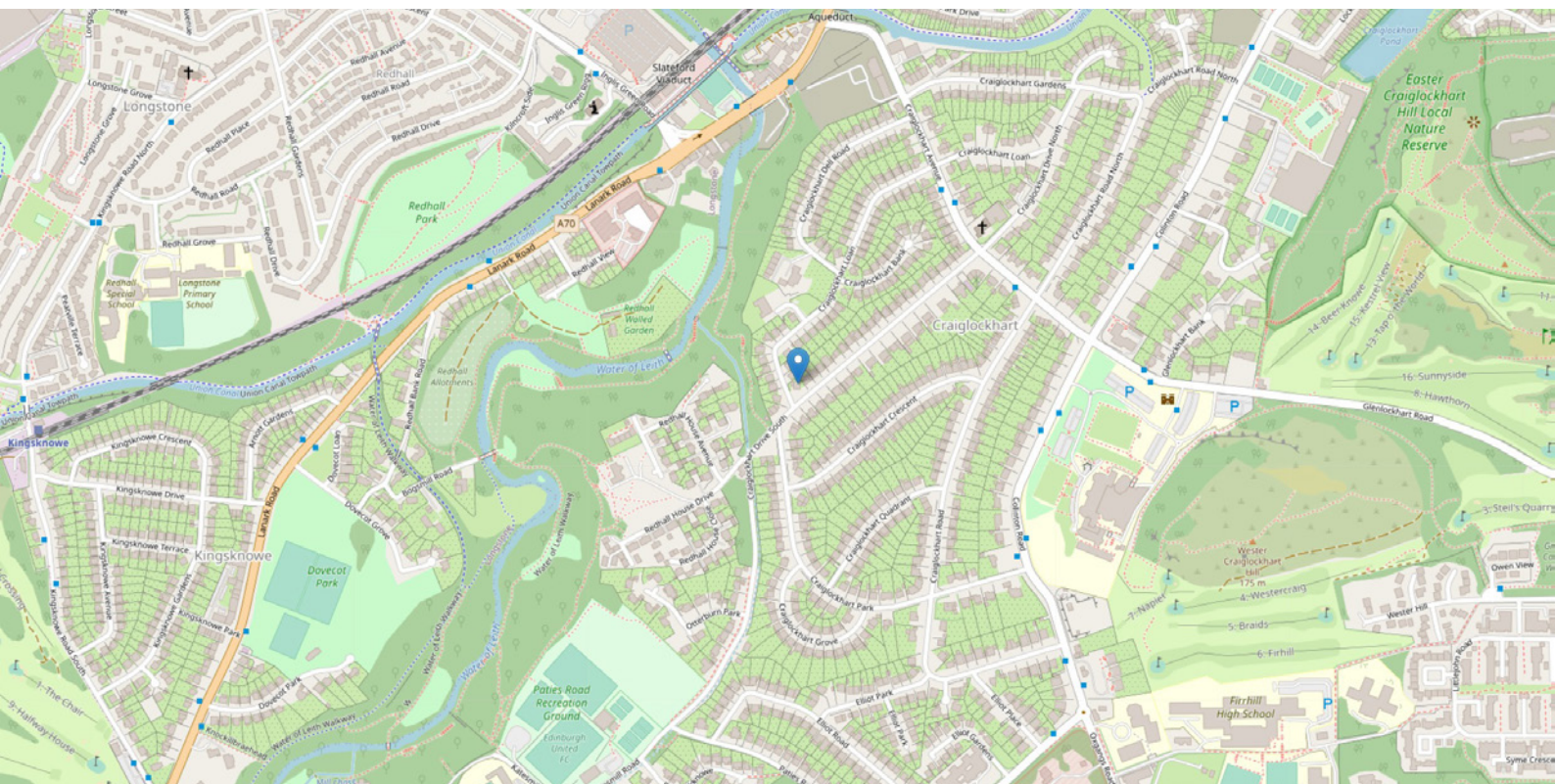


Approximate Dimensions (Taken from the widest point)

Lounge/Bedroom 4	4.70m (15'5") x 3.60m (11'10")
Family Room	6.70m (22') x 4.70m (15'5")
Kitchen	2.90m (9'6") x 2.50m (8'2")
Bedroom 2	3.60m (11'10") x 3.50m (11'6")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")

Bathroom	2.50m (8'2") x 1.90m (6'3")
Bedroom 1	5.90m (19'4") x 3.00m (9'10")
WC	2.60m (8'6") x 0.80m (2'7")
Garage	6.10m (20') x 2.91m (9'7")

Gross internal floor area (m²): 117m²
EPC Rating: D



THE LOCATION

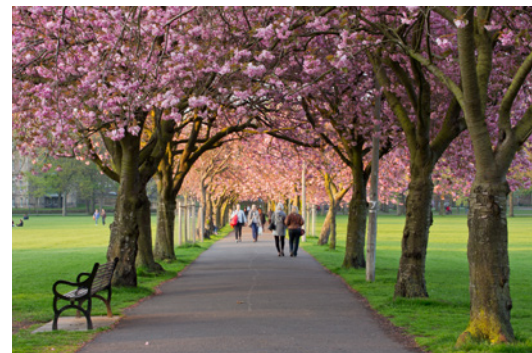
The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the City Centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village. Further afield but easily accessible, Bruntsfield and Morningside are both home to a vibrant selection of specialist shops, cafes, bars and bistros are also nearby.





Craiglockhart offers a wealth of sport and leisure facilities, particularly Meggetland sports complex, Craiglockhart Leisure Centre and 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. If you prefer to exercise in the fresh air, there are a number of Golf courses nearby or you can take a relaxed stroll along the Union Canal or to the picturesque Water of Leith walkway. Craiglockhart benefits from an excellent range of state schools and the area is 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 the 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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