




McEwan Fraser Legal

Solicitors & Estate Agents

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26 Colinton Grove

CRAIGLOCKHART, EDINBURGH, EH14 1DB



Craiglockhart

EDINBURGH, EH14 1DB

Colinton Grove is located just under three miles to the south of the city centre, and within easy reach of Edinburgh's main business, financial and shopping districts. The area is also well-served by local shops at Happy Valley as well as Tesco, Sainsbury's and Waitrose supermarkets. In nearby Bruntsfield and Morningside, there is a wealth of independent shops, restaurants artisan cafés, including a cinema and a number of theatres.

There are also a variety of recreational facilities close by including Merchants' of Edinburgh Golf Course, Craiglockhart Leisure and Tennis Centre and the Midlothian Snowsports Centre at Hillend, whilst the trails of Easter Craiglockhart Nature Reserve,

the Union canal walkway, Colinton Dell, Blackford Hill and the Hermitage of Braids offer lovely walks and cycle routes.

The area is also very popular with families, largely due to its selection of well-regarded nursery, primary and secondary schools, including a selection of private day nurseries and wraparound care facilities.

The property benefits from good proximity to numerous bus routes, the City Bypass, Edinburgh International Airport, and central Scotland's motorway network.



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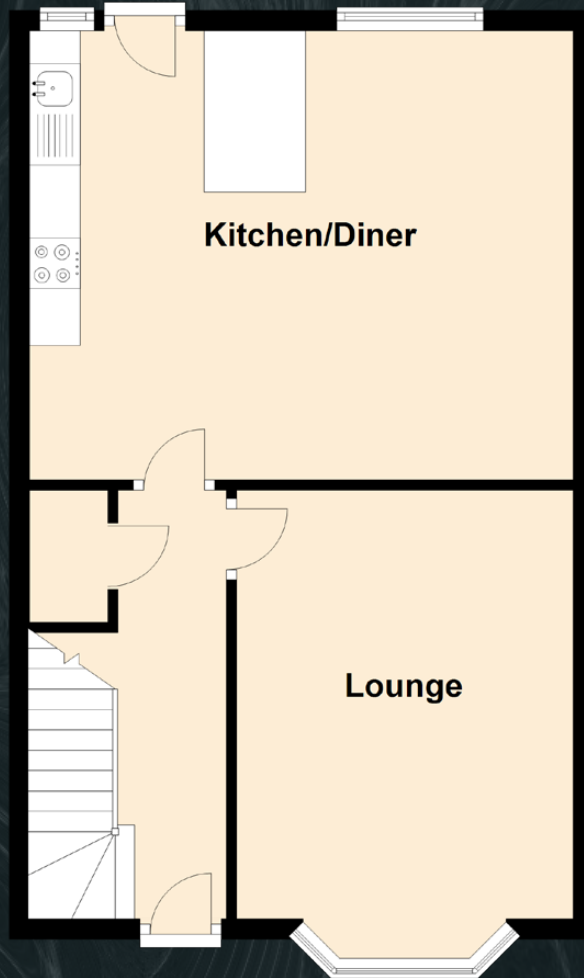
McEwan Fraser Legal are delighted to bring to the open market this two bedroom mid terraced family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a welcoming hallway with generous storage cupboard. The bright and airy lounge allows for free standing furniture and benefits from an open fire with feature fire surround and bay window. The kitchen dining and family room is the heartbeat of this wonderful property. The kitchen comes with floor to ceiling units, cooker, cooker hood, space

for washing machine and fridge freezer, breakfasting bar and access to the back garden. The dining and family room also benefits from an open fire and feature surround and will easily cater for free standing furniture. On the upper level, access to the partially floored attic via Ramsey ladder can be found. There are two good sized bright and airy bedrooms, both benefit from built-in storage. The fully tiled family bathroom completes the property internally with shower from mains over bath wash and basin, WC and towel rail.

Externally the front garden is a mixture of paving stones and stone chips for low maintenance. The secure back garden is mostly laid to lawn and also comes with a garden shed. The property also benefits from gas central heating, double glazing and alarm system. Early viewing is highly recommended.





The Details

FLOOR PLAN - DIMENSIONS - LOCATION

Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.36m (17'7") x 4.43m (14'6")
Lounge	4.23m (13'11") x 3.32m (10'11")
Bedroom 1	4.05m (13'3") x 3.27m (10'9")
Bedroom 2	3.72m (12'2") x 3.00m (9'10")
Bathroom	2.44m (8') x 1.94m (6'4")

Gross internal floor area (m²): 85m²
EPC Rating: D

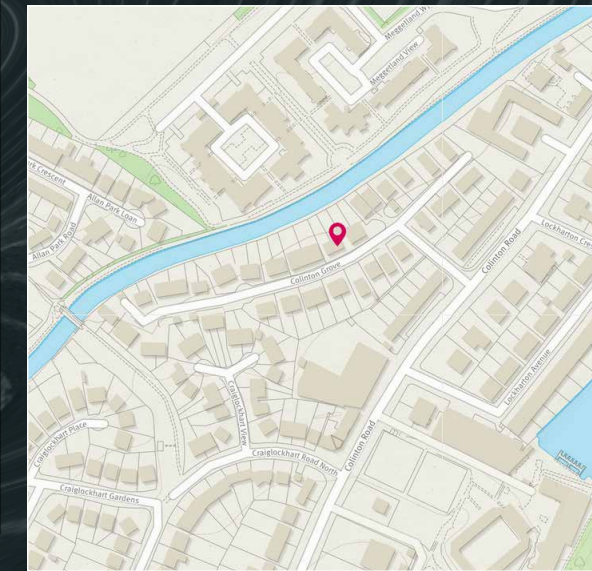
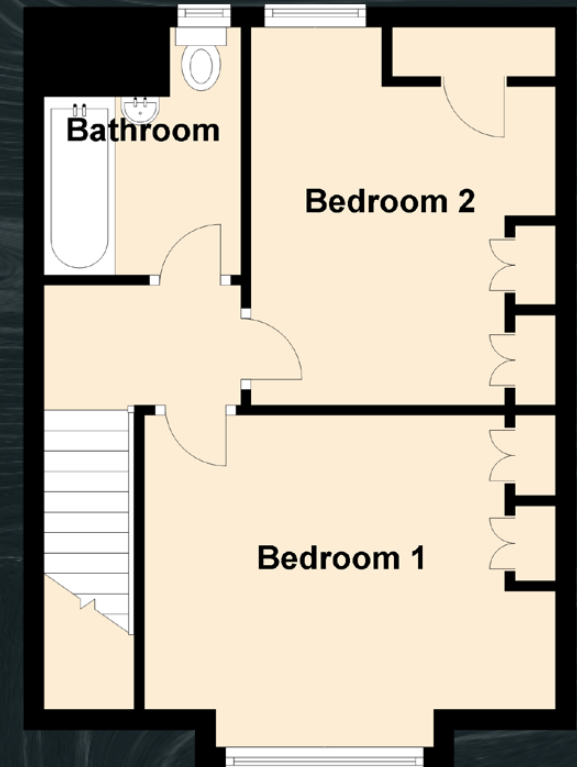
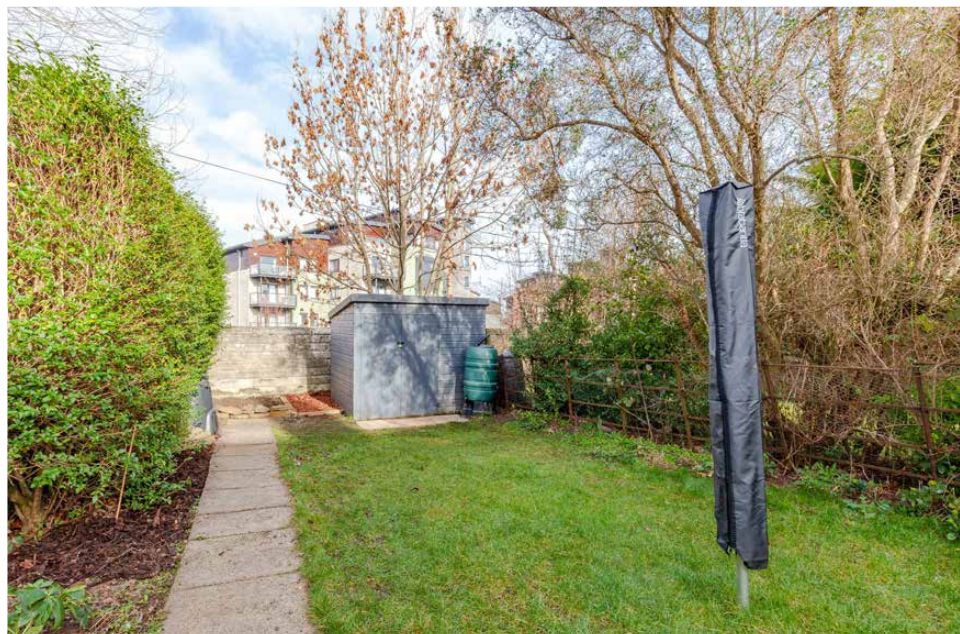


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