



Deans Properties

Deans Solicitors and Estate Agents LLP



**11 Craiglockhart Dell Road
Craiglockhart, EH14 1JW**



DETACHED BUNGALOW

- Living Room
- Dining Room/Family Room
- Kitchen
- Four Double Bedrooms
- Bathroom & Shower Room
- Private Front & Rear Garden
- Private Driveway & Garage
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D



Viewing is highly recommended to appreciate this well-presented detached bungalow which lies in a quiet residential location in the highly sought-after residential area of Craiglockhart, South-West of Edinburgh's City Centre. The property is conveniently situated close to local shops and amenities and the bustling areas of Bruntsfield and Morningside with a fantastic selection of bars, cafes, restaurants, shops and supermarkets are only a pleasant walk away. Many recreational facilities including Craiglockhart Sports Centre, Nuffield Heath & Wellness Gym, Meggetland Sports Complex and the union canal are nearby. There is an excellent selection of local bus routes and Slateford Train Station links the area to the city centre, Glasgow and surrounding areas. The accommodation comprises: vestibule leading to welcoming entrance hallway, light and airy living room with feature fireplace and door to the rear garden, generous dining room/family room, kitchen with modern appliances and door to the driveway, bay windowed double bedroom, further double bedroom and stylish bathroom. Upstairs leads to the spacious principal bedroom, further good-sized double bedroom and contemporary shower room with white 3-piece suite. The property benefits from a neatly-maintained south-facing private garden to the rear as well as private gardens to the front. The single lock-up garage and driveway provide ample parking and free on-street parking is available. Further features include double glazing and gas central heating throughout. Included in the sale are the fitted carpets and floorcoverings, curtains, blinds, cooker, oven, hob, fridge-freezer, washing machine, tumble dryer, dishwasher and lightshades. All appliances included are to be sold as seen with no warranty provided.

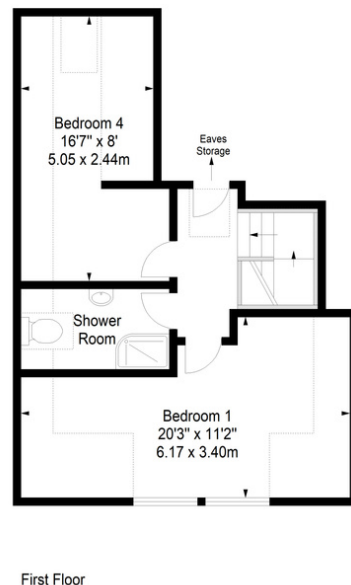
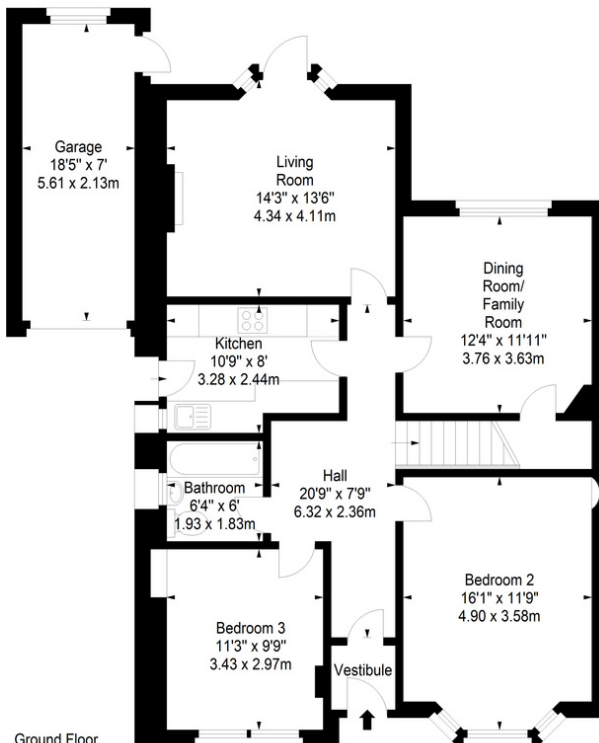




Craiglockhart Dell Road,
Edinburgh, EH14 1JW



Approx. Gross Internal Area
1562 Sq Ft - 145.11 Sq M
(Including Garage)
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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