



66 Craiglockhart Terrace, Edinburgh, EH14 1XH

Spacious, Four-Bedroom, Detached Home with Conservatory, Driveway, Garage & Gardens

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Property Description

Spacious and tastefully finished, this rarely available four-bedroom detached home features a conservatory, a driveway, a garage, and a secluded south-facing garden. Set in a calm cul-de-sac setting in the highly sought-after Craiglockhart area, it offers easy access to both the city centre and the city bypass. The ground floor comprises an entrance hallway, a living room, a dining/kitchen, a utility room, a conservatory, and a WC. The first floor comprises four double bedrooms, an en-suite shower room, and a family bathroom.

Highlights include a fitted kitchen with bamboo worktops and appliances, and quality ash-wood flooring for the living spaces and bedrooms. Further highlights include a multi-fuel stove for the lounge, HIVE gas central heating, double glazing and an alarm system. In addition, there is excellent storage provision including bedroom wardrobes, a loft and the garage with power and lighting.

Externally, a driveway and shrubbery are to the front, whilst a secluded rear garden boasts a lawn, planting beds, and a patio. This superb opportunity is well-placed for some of Edinburgh's finest schools, whilst adjacent to the Easter Craiglockhart Hill Nature Reserve offers walking and cycling.

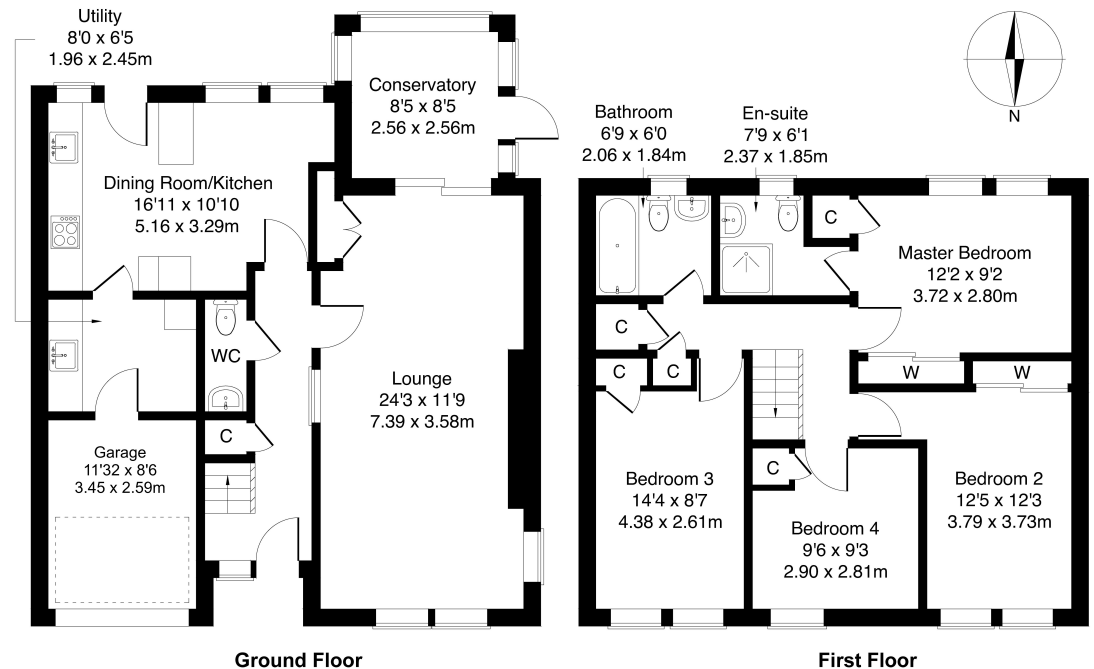
A welcoming hall leads to most of the ground floor rooms, including a convenient WC, and the staircase to the upper level. The impressive living room is a standout, with elegant ash-wood flooring (continued throughout the ground floor), a cosy wood-burning stove, generous space for a dining area, and sliding doors opening into a bright conservatory with views and access to the rear garden. The generous kitchen is ideal for family dining, fitted with stylish units and bamboo worktops. A utility room provides added convenience with fitted storage, a clothes pulley, a washing machine, and direct access to the garage.

Upstairs, the tastefully finished rear-facing master bedroom features a built-in wardrobe and an en-suite shower room. Three further bedrooms — each with matching ash-wood flooring and built-in wardrobes — are located at the front, offering flexible space for families, guests, or home offices. A family bathroom with a four-piece suite and a shower over the bath completes the accommodation.



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Approximate Gross Internal Area: (1442 sq ft - 134 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located in south-west Edinburgh, leafy Craiglockhart offers a fantastic blend of local convenience and outdoor lifestyle. The area boasts a wide range of amenities, including the highly regarded Craiglockhart Primary School and George Watson's College, ideal for families. Recreational opportunities abound: the Craiglockhart Leisure and Tennis Centre is just a short walk away, offering excellent sports facilities including tennis courts, a gym, and fitness classes. The Easter Craiglockhart Hill nature reserve and a pond are located at the entrance to the development; you can walk in

the woods just a minute after leaving home. The picturesque Union Canal walkway provides a tranquil setting for walking or cycling. Excellent transport links include regular bus services from Colinton Road, offering easy access to the vibrant shops, cafés, bars, and restaurants of Morningside and Bruntsfield, and direct routes into the city centre. Craiglockhart combines a peaceful residential atmosphere with superb connectivity and lifestyle, making it a prime location within the capital.





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