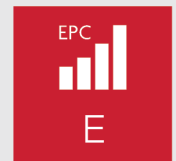




**Thorntons**   
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## 11 Craiglockhart Grove

Craiglockhart, Edinburgh,  
EH14 1ET





## Summary

This four-bedroom, two-bathroom detached bungalow offers spacious accommodation and neutral interiors - perfect for new owners to customise to their taste. The home enjoys a sun-filled living/garden room with a fireplace, a dining/sitting room with a press cupboard and fireplace, a fitted kitchen that flows into the breakfast/sunroom, a principal bedroom with generous wardrobes and three more bedrooms (two with a sunny aspect). Completing the accommodation is a shower room on the first floor and a family bathroom on the ground floor. Externally, the property benefits from delightful, picturesque garden grounds as well as a driveway leading to a single detached garage. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- Exposed brick detached bungalow
- Situated in the popular suburb of Craiglockhart
- Exciting modernisation opportunity
- Neutral interiors in move-in condition
- Entrance vestibule and hall with storage
- Sunny living/garden room with fireplace
- Dining/sitting room with press and fireplace
- Kitchen with breakfast/sunroom access
- Four spacious bedrooms
- Three-piece family bathroom
- Separate shower room
- Stunning gardens to the front and rear
- Private garage and driveway parking
- Electric heating and double-glazing



"This four-bedroom detached bungalow offers its new owners an excellent refurbishment opportunity."







"The residence is situated within easy reach of excellent amenities, including shops, green space, schooling and transport links."

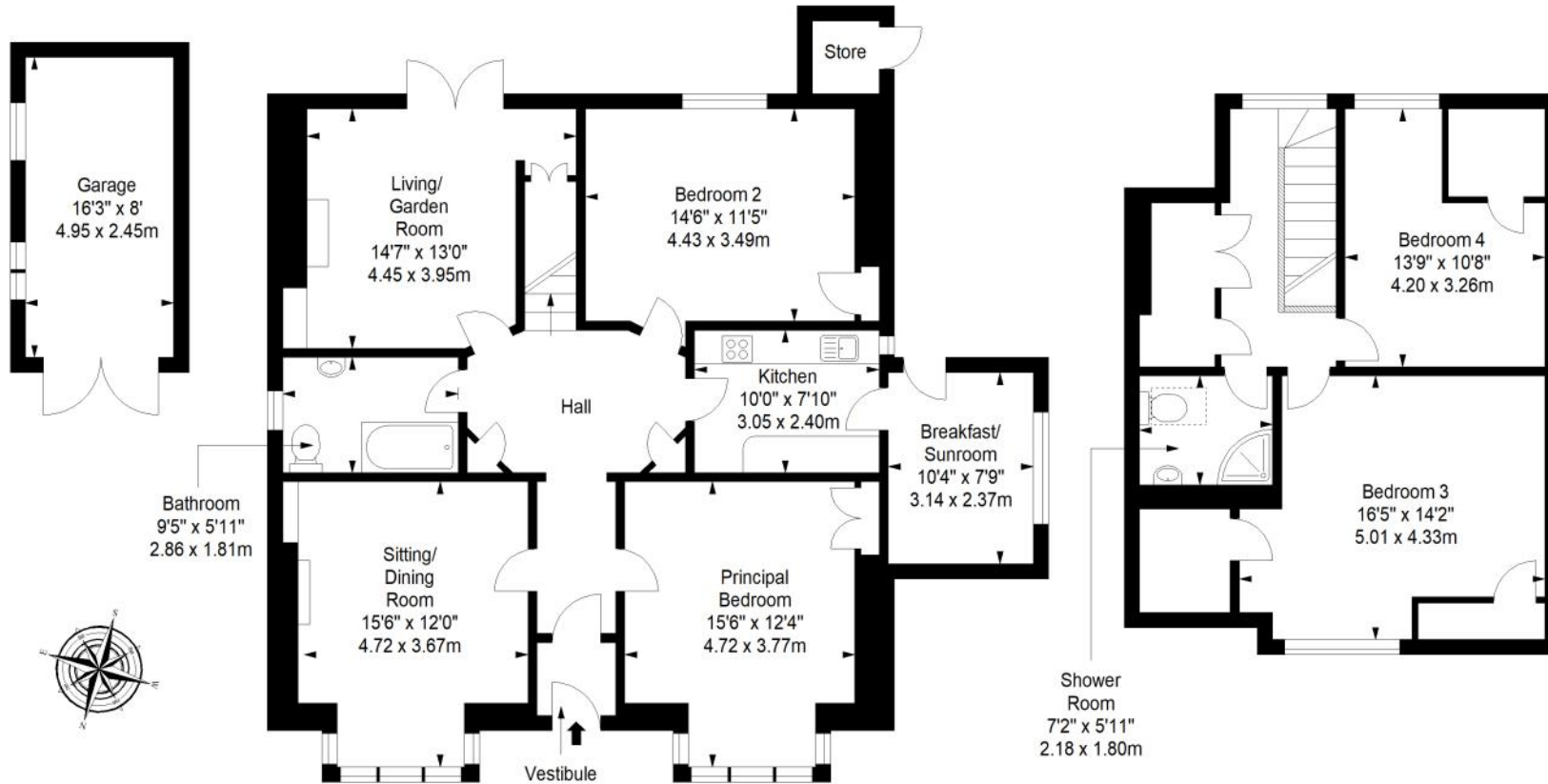


# Floorplan

**Garage**  
Approx. 12.1 sq. metres (130.2 sq. feet)

**Ground Floor**  
Approx. 108.1 sq. metres (1163.6 sq. feet)

**First Floor**  
Approx. 54.9 sq. metres (591.0 sq. feet)



Total area: approx. 175.1 sq. metres (1884.8 sq. feet)



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