



## 13 Elliot Road, Craiglockhart, Edinburgh, EH14 1DU

Flexible, Four-Bedroom, Detached Bungalow with Gardens, Garage & Driveway

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# Property Description

Tastefully presented and spacious, flexible four-bedroom, detached bungalow, with gardens, a detached garage and a driveway. Located on a quiet side street in the sought-after Craiglockhart, lying to the southwest of Edinburgh city centre.

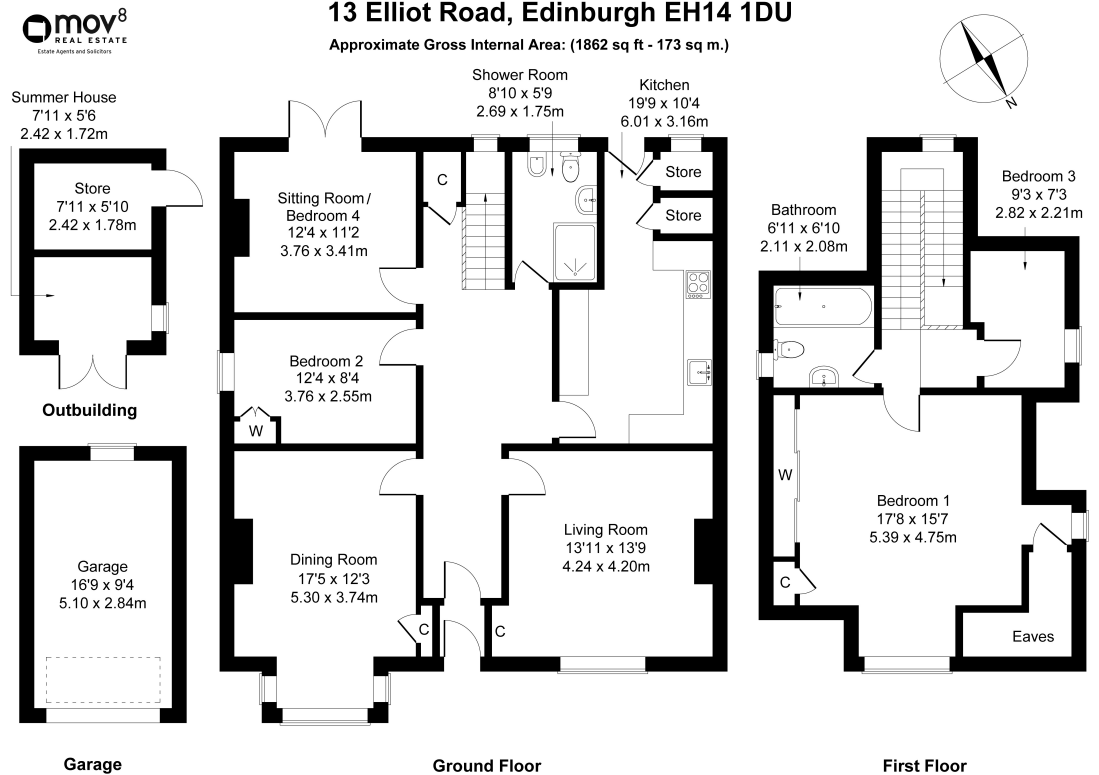
Comprises an entrance vestibule, hall, living room, dining room, kitchen, four flexible bedrooms, a bathroom, and a ground-floor shower room.

Highlights include a fitted kitchen with appliances, good-quality bathrooms, hardwood flooring, and feature fireplaces. Further features include modern gas central heating and double glazing, solar panels, a flexible floor plan, superb storage, and open skyline views from the first floor.

Externally, the property benefits from immaculate gardens incorporating patios, established trees, lawns, and an eclectic mix of shrubbery and flowering plants. In addition, there is an awning over twin patio doors, a lean-to-greenhouse, a summer house with an adjoining store shed; and a detached garage with power and lighting.

A welcoming vestibule offers space for outerwear and opens onto an impressive reception hall which gives access throughout the ground floor, featuring hardwood flooring, good natural light and space for freestanding storage. Front facing are two public rooms - a generous lounge with a gas fireplace; and a spacious dining room with a box-bay window. Set to the rear, a flexible sitting room offers the potential for a further double bedroom; and features patio doors with an awning, leading to the southerly-facing garden, and a further fireplace. A good-sized kitchen has dual-aspect natural light, two deep stores and a patio door, allowing further garden access. Fitted units and worktops include a breakfast bar, a sink with a drainer and a full range of freestanding appliances.

Set off the hall with a side aspect window is a carpeted double bedroom with a built-in wardrobe and shelving. Completing the ground floor, a bright, fully-tiled shower room features a fitted suite including a bidet and a corner cubicle with a mains mixer shower. On the first floor, a spacious, dual-aspect double bedroom, enjoys skyline views, and features carpeted flooring, built-in wardrobes and access to the eave spaces. With a skylight window, a flexible single bedroom is currently used as an office; whilst to the opposite aspect, a family bathroom is fitted with a three-piece suite including a shower unit over the bath.









# Area Description

Craiglockhart is conveniently situated in the south-western quarter of Edinburgh, and provides a good choice of local amenities, with primary and secondary schools within the vicinity. Many recreational facilities are also offered, including local bowling greens, Craiglockhart Sports Centre, and Merchants Golf Club. The nearby Union Canal walkway offers pleasant walks, including pedestrian access to Edinburgh Quay. A regular bus service runs from Colinton Road, allowing a quick journey to a large choice of specialised shops, services, bars and restaurants in both Morningside and Bruntsfield, and on to the city centre. The city bypass is also only a short distance away, linking to the major motorway networks, Edinburgh International Airport, and beyond.



















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