

19 Craiglockhart View

Craiglockhart, EH14 1BX



3 bed



2 bath



1 public



Key Features

- Fully renovated detached bungalow
- Contemporary interior throughout
- Bright vestibule and hallway
- Open-plan kitchen with island
- Large dining/sitting area with fireplace
- Second sitting room / third bedroom
- Boutique bathroom with bath & shower

EPC: D

Council Tax: F





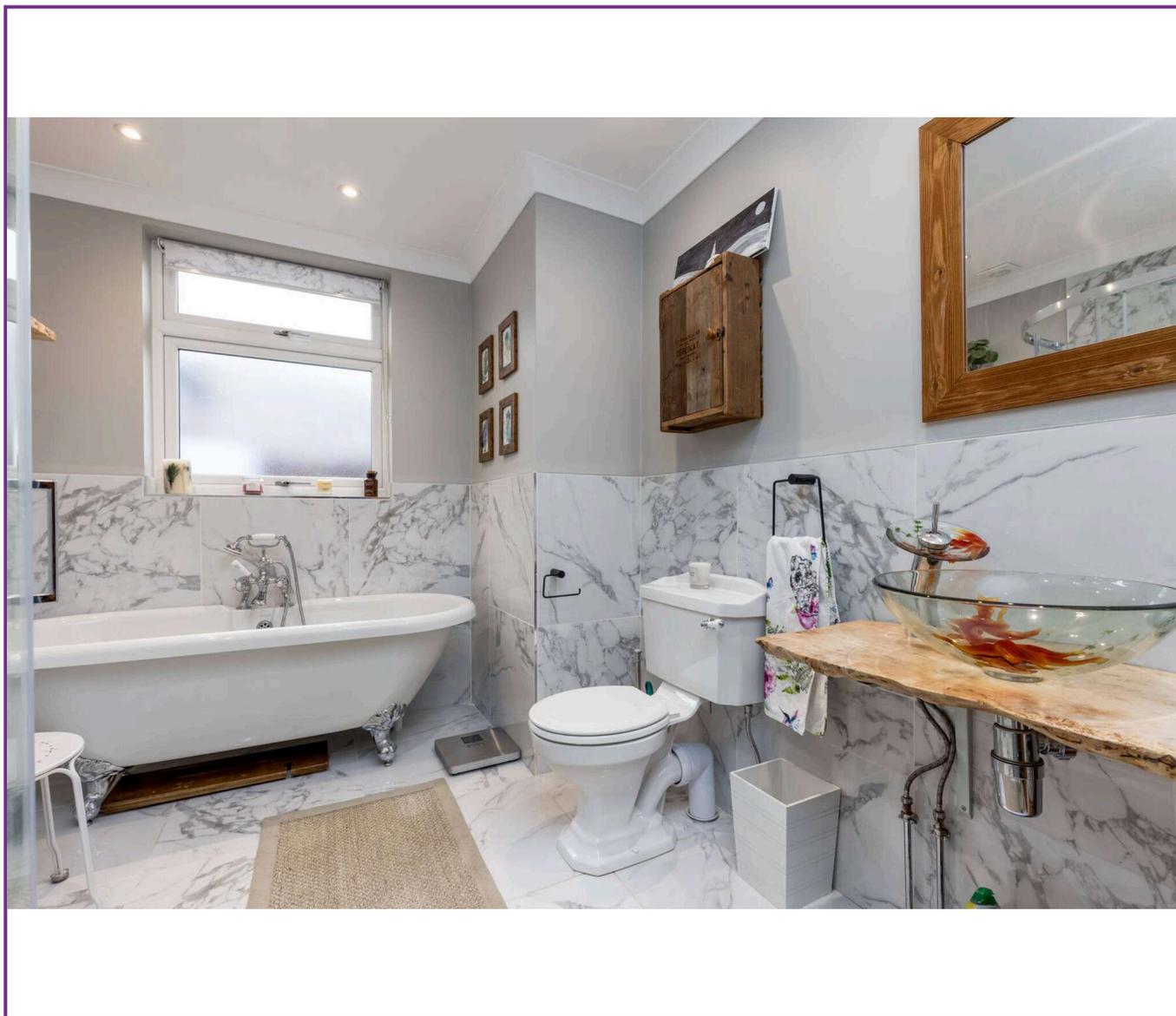
Location

The property is located in the highly desirable Craiglockhart/Colinton district, a peaceful residential area known for its leafy surroundings and close proximity to the Union Canal and the Water of Leith. It offers an ideal blend of calm neighbourhood living with excellent convenience, thanks to a wide range of local amenities and straightforward access to both the city centre and the city bypass. Regular bus services make travel into town simple, while the canal path provides a scenic walking or cycling route directly into the heart of the city.

The area is also well regarded for its educational options. The property lies within the catchment for the respected Firrhill High School and is within comfortable walking distance of George Watson's College. Direct bus routes provide convenient access to other leading independent schools, including George Heriot's, making this a particularly attractive location for families.



Viewing
Tel: 0131 253 2494



116 Colinton Road, Edinburgh EH14 1BY T: 0131 564 1159 E: info@rd-legalservices.co.uk

espc rightmove ZOOPLA



Disclaimer: These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to RD Legal.