

## **CRAIGLOCKHART**

9 Colinton Grove West  
EH14 1DF

## **VIEWING**

By appointment call  
0131 247 1010.

## **PRICE**

Offers Around £230,000

This spacious semi detached villa occupies an attractive cul-de-sac location within the popular Craiglockhart area of Edinburgh. Excellent amenities, road and rail links are all close at hand. Although in need of some internal modernisation, the property provides spacious and flexible family living over two levels with the internal accommodation comprising: entrance hall with stairs to upper level, well proportioned lounge/dining room which is of ample space to accommodate a dining table, chairs and numerous items of freestanding furniture. The kitchen is fitted with a range of units to base and wall level with inset stainless steel sink, tiling to splash areas and access to rear garden. Two double bedrooms, one of which is front facing and offers impressive views over the surrounding area and one single bedroom. All the bedrooms have built-in storage facilities. The bathroom has been fitted with a three-piece coloured suite to include wc, counter-sunk wash-hand basin and bath. The property further benefits from double glazing.

### **EXTERIOR**

The front garden has been laid to an area of lawn with flower borders whilst a slabbed and chip stone driveway provides parking. The extensive rear garden, although in need of some tidying up, is fully enclosed and has been laid to an expanse of lawn with mature tree, shrub and flower borders.

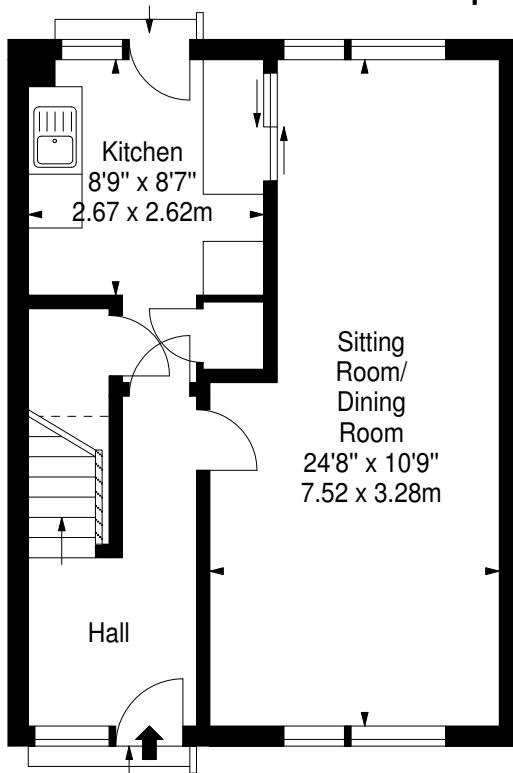
### **LOCATION**

This area is situated to the southwest of the city within easy reach of the city centre and city by-pass. It is an established residential area with many pleasant open spaces such as Easter Craiglockhart Hill. There is local shopping with supermarkets and a cinema etc at Morningside and the area has both private and state schools. There are excellent leisure facilities with good walks and several golf courses as well as a sports centre at Craiglockhart.

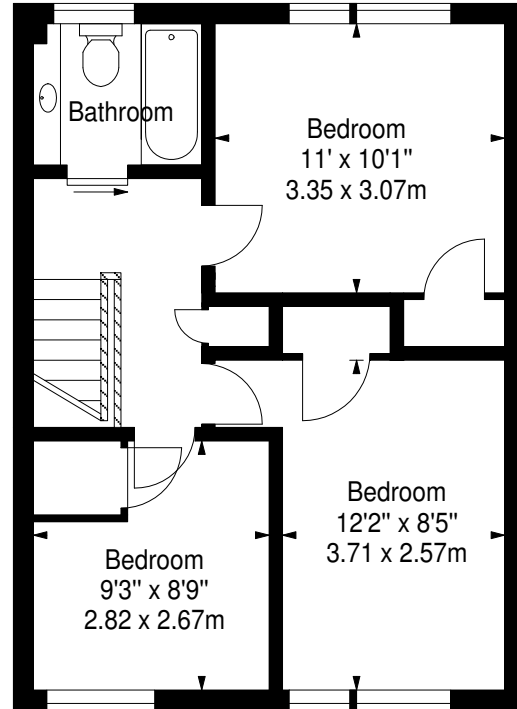
### **INFORMATION NOTE**

Please note that this property is sold as seen. No warranties or guarantees will be provided with regard to the working condition of any of the appliances or services. No documentation will be provided with regard to any alterations or replacement windows.

Colinton Grove West, EH14 1DF  
Approx. Gross Internal Area  
866 Sq Ft - 80.45 Sq M



Ground Floor



First Floor

For identification only. Not to scale.  
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**MORTON FRASER LLP**

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1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

