



Offers Over £680,000



88 Craiglockhart Road, Edinburgh, EH14 1EP

CHARMING DETACHED BUNGALOW PERFECTLY POSITIONED IN A HIGHLY SOUGHT-AFTER DISTRICT

- Bright Livingroom with feature fireplace
- Separate dining room
- Further public room (currently a Sitting room) with direct access to the conservatory
- Kitchen with ample storage and utility room
- Ground floor shower room
- Garage and Carport
- Master bedroom with en-suite
- Three further generous sized bedrooms
- Stunning enclosed mature gardens to the front, side and rear of the property
- On street parking
- EPC Rating: Pending
- Gas central heating

Location

Craiglockhart is a well-known and prestigious area of Edinburgh lying south west of the City Centre. The area provides excellent amenities with great nearby leisure facilities.

The property is particularly convenient for local primary and secondary schools and benefits from being just over a 5-minute walk from Edinburgh Napier University.

Regular bus services operate nearby to the city centre and there is easy access to the city bypass linking with Edinburgh airport and major motorway network across central Scotland.

Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk







Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 2402263
Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

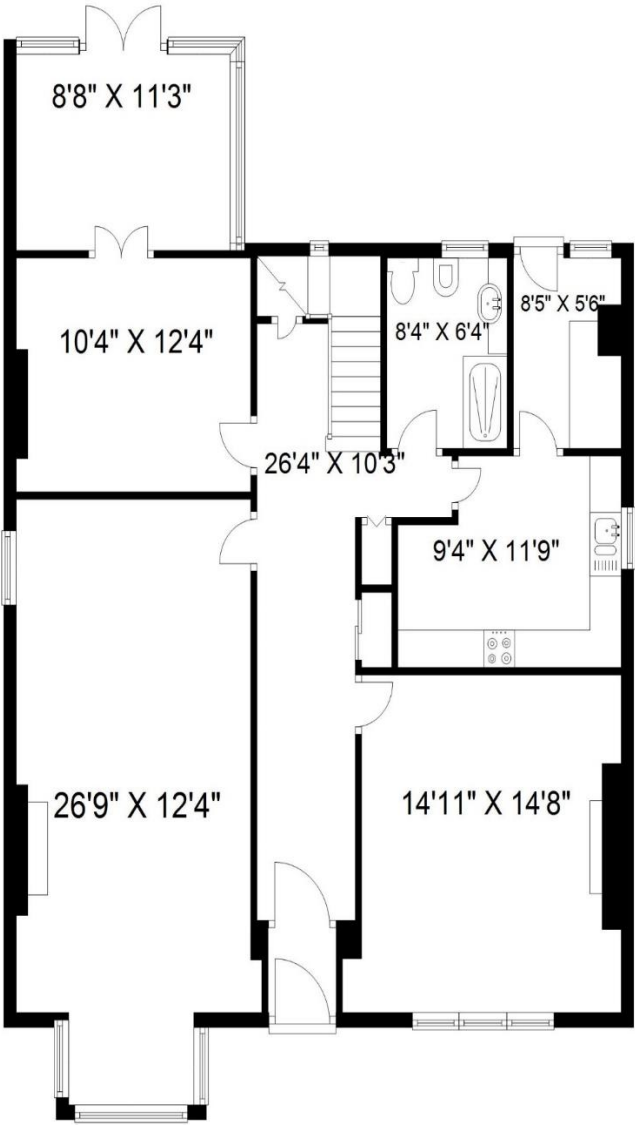
As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

Polwarth Parish Church Edinburgh (Church of Scotland)
Scottish Charity No SC004183

GROUND FLOOR
APPROX. 1187.4 SQ. FEET



FIRST FLOOR
APPROX. 794.7 SQ. FEET

