2 Castlelaw Road, Edinburgh, EH13 0DN

Exceptionally spacious four bedroom detached family home set within garden grounds

URQUHARTS
EDINBURGH

DESCRIPTION

2 Castlelaw Road is an exceptionally spacious four-bedroom detached bungalow, set within substantial garden grounds, with garage and driveway. Situated on a private road in the desirable Colinton area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property could now benefit from refurbishment throughout and would have great potential to extend (subject to the necessary consents).

Entrance vestibule & spacious reception hall; bright sitting room with living flame gas fireplace and large feature window overlooking the rear garden, leading to the conservatory; fitted kitchen with wall & base units and integrated appliances, leading to the dining room; master bedroom to the front with en-suite shower room and built-in wardrobe; two double bedrooms to the rear; bedroom 4, which could also be used as a home office; family bathroom; and utility room with access to the side path.

ACCOMMODATION

Entrance vestibule & hall. Sitting room. Kitchen. Dining room. Four double bedrooms, one en-suite. Bathroom. Utility room. Partially floored attic.

Gas central heating. Double glazing. Extensive, well-maintained enclosed front, side, and rear gardens, with the well-stocked west-facing rear garden mainly laid to lawn with mature flowerbeds, patio areas and greenhouse. Driveway with car parking for several cars. Detached single car garage with light and power.

LOCATION

Colinton is a historic village located approximately 4 miles southwest of the City Centre. It is known for its leafy surroundings, pleasant walks and thriving community. There is easy access to the city bypass and all major motorway networks, as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing. The city bypass also provides access to popular out of town retail parks at Hermiston Gait, The Gyle and Straiton. Local schools include Bonaly primary and Firrhill High School, with private schools nearby including George Watsons College and

Merchiston Castle School. Walks through Colinton Dell along the Water of Leith and in the Pentland Hills are accessible on foot and leisure facilities are available at the nearby Craiglockhart Sports & Leisure Centre. Local shopping facilities are available within Colinton Village itself with further shopping facilities including Tesco at Colinton Mains and Morrison's at Hunters Tryst.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc. com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

The property has an Energy Rating Category **D**

2 Castlelaw Road,
Edinburgh, EH13 0DN

SquareFoot

Approx. Gross Internal Area
1749 Sq Ft - 162.48 Sq M
Detached Garage
Approx. Gross Internal Area
195 Sq Ft - 18.12 Sq M
For identification only. Not to scale.
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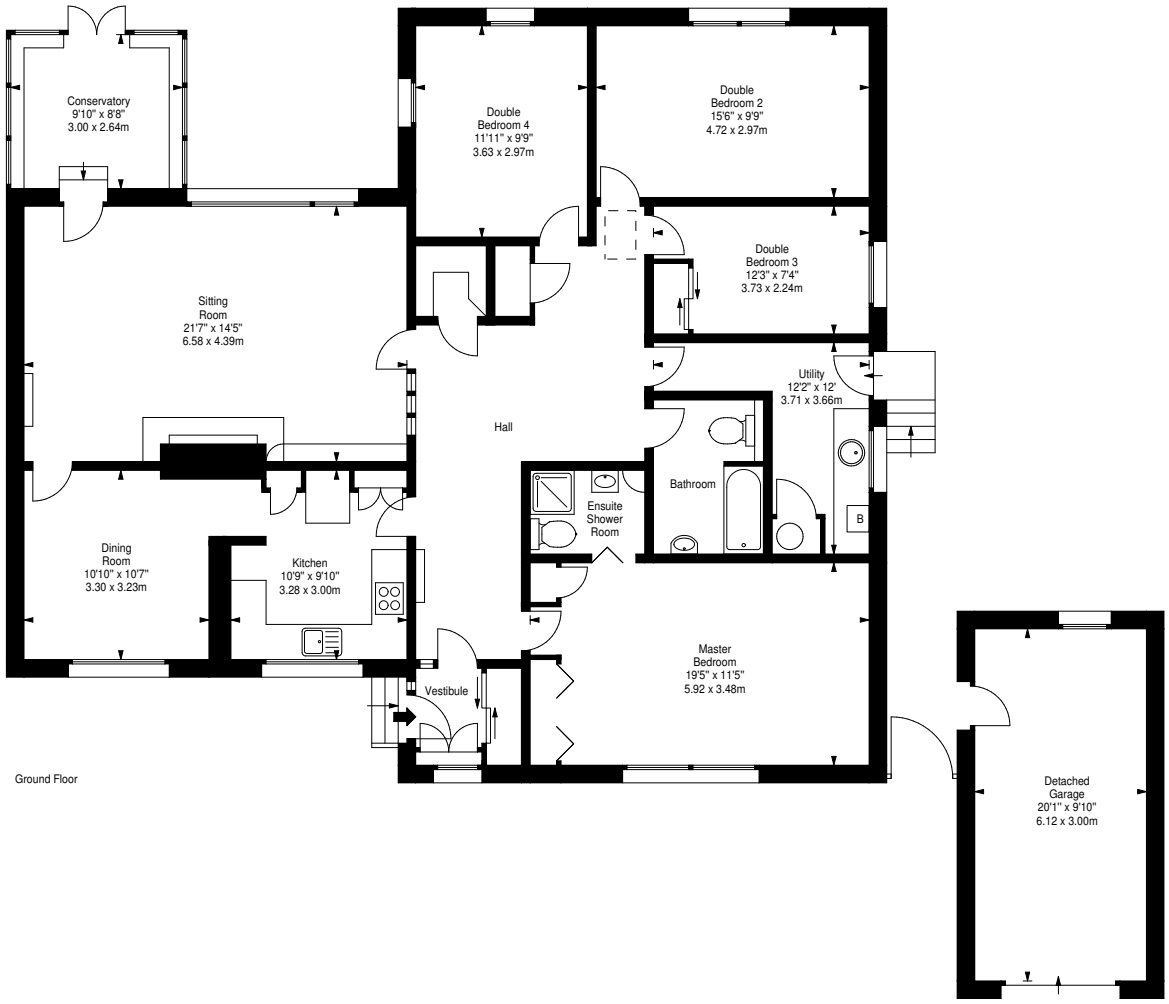

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.
2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@ urquharts.co.uk.

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