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57A Lockharton Avenue

Craiglockhart, Edinburgh, EH14 1BB

Overlooking Craiglockhart's picturesque nature reserve, this bright and spacious three-bedroom lower villa is attractively presented and accompanied by an external home office, a private detached single garage, and a delightful south-facing garden.



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Bright and spacious lower villa with tranquil waterside setting and open views

Enjoying a waterside setting with secluded views and a south-facing garden overlooking Craiglockhart's nature reserve, this exclusive lower villa promises a wonderfully bright and spacious three-bedroom home, presented with tasteful contemporary décor throughout. The villa lies just 10 minutes' drive from the city centre and bypass, quietly set to the rear of a traditional property with a private detached single garage and an external home office.

The front door is reached via a private garden area and opens into an entrance hall housing a deep store cupboard. The hall leads into a sunny and spacious wood-floored living room with a tranquil leafy outlook. This welcoming sitting area is arranged around a contemporary open fireplace and flows into the kitchen via French doors. The stylish kitchen comes well-appointed with ivory-white cabinetry and an illuminated oak-style countertop, offset by attractive tiling. Neatly integrated goods comprise a double oven, an induction hob with a statement hood, a fridge, a freezer, a dishwasher, and a washer/dryer.



Property features

- Tranquil waterside setting with open views
- Tasteful modern interiors
- Bright and spacious lower villa
- Entrance hall with storage
- Sunny living room with fireplace
- Stylish dining kitchen
- Generous multi-purpose conservatory with utility area
- Principal bedroom with dressing area and en-suite shower room
- Two further double bedrooms (one with garden access)
- One single bedroom
- Four-piece family bathroom
- External home office
- Large south-facing garden
- Private detached single garage
- Unrestricted on-street parking
- GCH and DG



Generous multi-purpose conservatory with utility area



The kitchen caters for casual dining with a breakfast island and seating area, whilst a neighbouring conservatory represents a generous additional dining/living room with garden access, a glazed frontage framing idyllic lake views, and a fitted utility area with a second sink and a drinks cooler.



Also found within the home are three carpeted bedrooms - the principal suite and two further doubles, one with garden access. The principal bedroom benefits from the luxury of a dressing area and an en-suite shower room.

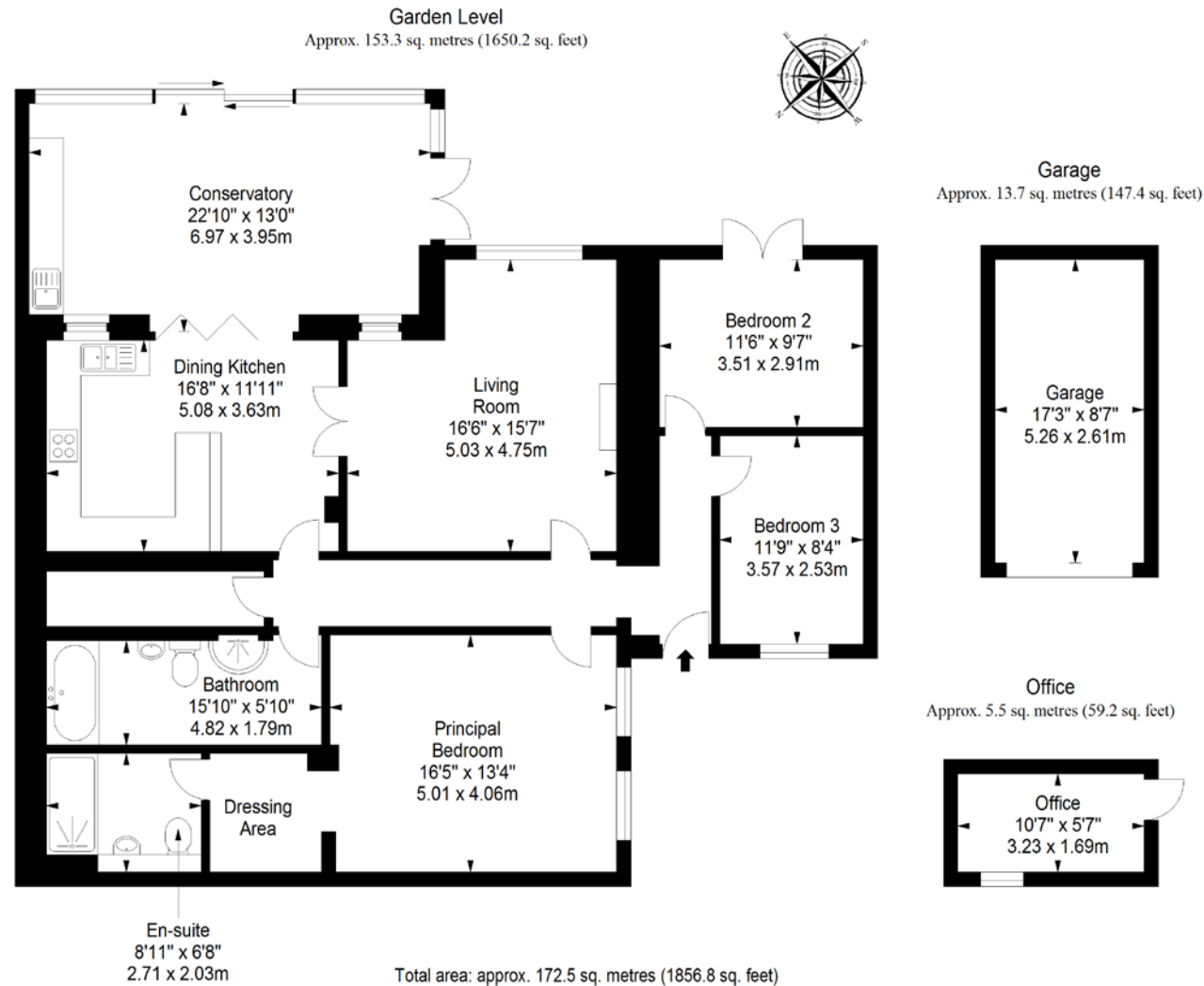
Finally, a chic family bathroom includes a shower and separate bath. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the villa's enclosed rear garden is favourably south-facing and incorporates a raised seating deck, a hexagonal greenhouse, and a large lawn with a delightful waterside position. Also on offer is an external home office and a private detached single garage situated close to the property.

Extras: all fitted floor coverings, selected window blinds, selected light fittings, and integrated kitchen appliances will be included in the sale.







1 Lynedoch Place, Edinburgh, EH3 7PX | www.johnsonlegaledinburgh.co.uk | david@johnsonlegal.co.uk | 0131 622 9222



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