



**Premier  
Properties**  
Perth



## 32a Colinton Grove, Edinburgh, EH14 1DB

### Offers Over £715,000



This beautiful family home is arranged over two levels and offers well-proportioned, versatile living space throughout. The ground floor comprises a welcoming entrance hall, a spacious open-plan kitchen/living/dining area complete with integrated appliances and a feature fireplace, and doors leading through to a bright conservatory. A separate utility room provides space for white goods and direct access to the rear garden. Additionally, there is a convenient W.C. and internal access to the integrated garage.

The upper level features a further reception room, currently used as a formal living room, which could easily be adapted into a fifth bedroom. This room enjoys a Juliet balcony and a feature fireplace, adding to its charm and versatility. The principal bedroom also benefits from a Juliet balcony, a built-in wardrobe, and a modern en-suite shower room. Bedroom two features its own en-suite, while bedrooms three and four are well-proportioned and served by a beautifully appointed family bathroom, completing the upper level layout.

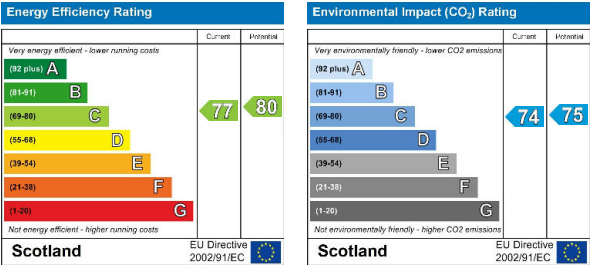
The property offers excellent storage throughout and benefits from gas central heating and double glazing, ensuring year-round comfort and energy efficiency.

Externally, the property is set on a private plot, enjoying stunning open views and the convenience of off-street parking, accessed via a driveway and secure gates. To the rear, the generous garden is predominantly laid to lawn and features a patio area—ideal for outdoor dining or relaxing in the warmer months. A large double garage which provides excellent storage or additional parking.

Craiglockhart is a well-established residential neighbourhood located approximately 3.5 miles southwest of Edinburgh city centre. It offers excellent connectivity to Edinburgh Park, the City Bypass, Edinburgh Airport, and the central Scotland motorway network. Residents benefit from convenient road access into the city, with frequent bus services and a nearby stop on Colinton Road. The area is well served by both local and independent schools, including George Watson's College and Merchiston Castle School, as well as Napier University. A range of amenities are close at hand, including Craiglockhart Tennis and Sports Centre, Meggetland Sports Complex, local shops, and the scenic Craiglockhart Hill. Outdoor enthusiasts can enjoy several nearby golf courses—such as the Merchants of Edinburgh—as well as picturesque walking and cycling routes along the Union Canal, through the Braid Hills, Pentland Hills and Colinton Dell.

- 4 spacious bedrooms
- 3 modern bathrooms
- 2 elegant reception rooms
- Detached villa in Craiglockhart
- Architecturally designed home
- Highly sought-after location
- Close to Edinburgh city centre
- Generously proportioned rooms
- Beautifully presented interiors
- Viewing recommended





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