



Mary R McQueen & Co.  
Solicitors



## **17 Paties Road, Craiglockhart Edinburgh EH14 IEF**

**FIXED PRICE £540,000 (Home Report Val £570,000)  
PART EXCHANGE AVAILABLE**



This delightful and charming property has been recently renovated to a high standard and must be viewed to be fully appreciated.

Paties Road is situated in the Craiglockhart district of the city, a well-established residential area, about 4 miles southwest of the city centre, convenient for Edinburgh Park, the City Bypass, Edinburgh Airport and the Central Scotland motorway network.

It is within easy reach of excellent private schooling including the adjacent Merchiston Castle School and George Watson's College.

Nearby Colinton Village offers an excellent range of local amenities including shops, restaurants, a bank, a Post Office and a golf course, whilst Colinton Dell and the Water of Leith have delightful picturesque walks.

This extended property has been extensively modified to provide a modern contemporary home with spacious family accommodation and a low maintenance garden. The accommodation provides a family room, sitting room, playroom/dining room, 5 bedrooms, large dining kitchen, 2 bathrooms, study and utility room.

Gardens to the front, back and side. Garage.

**Viewing: by appointment (Telephone 07974 651333 )**

**Entrance vestibule ( 4'10''x 11'4'' ) and hall ( 4' 0''x 12'5'' )**

Entered via a panelled front door. Entrance vestibule with tiled floor. 6 Panel glazed door to hall. Oak Flooring. Doors to ground floor apartments and staircase to upper level.

**Family room (15' 8'' x 12'8'')**



Generously proportioned family room. Maple fire surround and electric fire. Picture Rail. Velux window and small window to the side. Oak flooring. Archway to Playroom/Dining room.

**Playroom/Dining Room ( 15'2''x 13'2'' )**

Playroom currently used as a snooker room can also be utilised as a diningroom. Entered via an archway from the Family Room, this light and spacious room has oak flooring and French Doors giving access to the rear garden and decked area.



**Lounge ( 13'x 12'8'' )**



Another spacious public room with walnut fire surround tiled hearth and electric fire. Fitted carpet. Picture Rail. Recessed display alcove.

### **Dining Kitchen ( 21'7" x 13'7" )**

Large modern kitchen overlooking rear garden with a very extensive amount of high specification wall and floor mounted kitchen units in birch. Also fitted are 3 stainless steel storage drawers adjacent to the cooking area.

Neff gas hob with double electric oven. Concealed cooker extract canopy. Bosch dishwasher. Stainless Steel double sink with drainer. Maroon coloured tiled splash back. Marmoleum flooring. Halogen lighting. Extensive storage.



### **Utility Room ( 13'0" x 4'3" )**

Worktop with stainless steel sink with connections for washing machine and tumble drier. Rear door to garden. Pulley.

### **Downstairs bathroom**



Larger style family bathroom with white close coupled WC and semi recessed WHB with mixer tap. White gloss storage units with marble effect top. Superb full height ceramic wall tiles with matching floor tiles.

Luxury bath. Shower screen over bath with quality shower head and thermostatic mixer valve.

Heated ladder towel rail. Halogen lighting. Extractor fan. Underfloor heating.

### **Study (10'3" x 9'2" )**

Double doors off hall.  
Double doors to kitchen.  
Glass fronted storage cupboard.  
Storage in under stairs cupboard.  
Window to side.

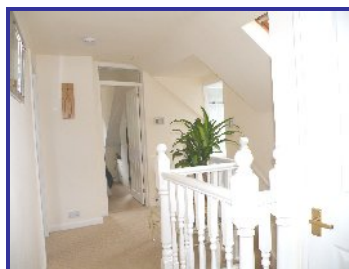


### **Downstairs Bedroom 2 (11'4" x 11'1" )**

Double Bedroom overlooking the front of the property. Wardrobe and Bookcase included. Picture rail. Fitted carpet.

### Upper Landing

Large spacious upper landing.  
Ornate balustrade. Carpet  
Walk in storage cupboard.



### Master Bedroom (11'6" x 8')

Master bedroom on the first floor  
Dormer window facing the front of the property. Fitted carpet.  
Built in cupboards and drawer space.



### Bedroom 3 ( 11'2" x 7'6" )

Single bedroom facing the rear of the property.  
Coombed ceiling and velux window. Cupboards fitted into the eaves.

### Bedroom 4 ( 16'8" x 8'4" )

Another good sized bedroom overlooking the rear of the property. Carpet.  
Coombed ceiling and velux window. Cupboards fitted into the eaves.

### Bedroom 5 ( 13'2" x 8'x8" )



Another good sized bedroom overlooking the rear of the property. Coombed ceiling and velux window.  
Cupboards fitted into the eaves.

### Bathroom (7'10" x 5'10" )

3 piece white close coupled WC and semi recessed WHB with mixer tap. White gloss storage units with marble effect top. Full height ceramic wall tiles with matching floor tiles. Corner shower cubicle with Mira shower head and thermostatic mixer valve. Stainless Steel towel rail. Halogen lighting. Extractor fan. Underfloor heating. Eaves Storage.

### General

Easily maintained gardens with Monoblock paths and driveway. Garden Shed. Large area of raised timber decked patio at rear. Full GCH and Double glazed windows throughout. Burglar alarm.

**These particulars whilst believed to be correct, are not warranted and do not form part of any contract to follow hereon. All sizes are approximate only and having been taken by a sonic measure may be liable to a small margin of error. No services have been tested and are not warranted by the selling agents.**

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