



**29 Allan Park Drive**  
**Craiglockhart, Edinburgh, EH14 1LW**

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For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Reception hall.
- Attractive bay-windowed living room.
- Modern fitted kitchen with appliances.
- Conservatory with space for table & chairs.
- Access to rear garden.
- Bedroom 3/study.
- Carpeted staircase leading to upper level.
- Storage on landing.
- Access to attic via Ramsay ladder.
- Two good-sized double bedrooms.
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway.
- Well-maintained garden to rear.
- Potential extend to side subject to usual planning consent.
- Unrestricted on-street parking.



## GENERAL DESCRIPTION

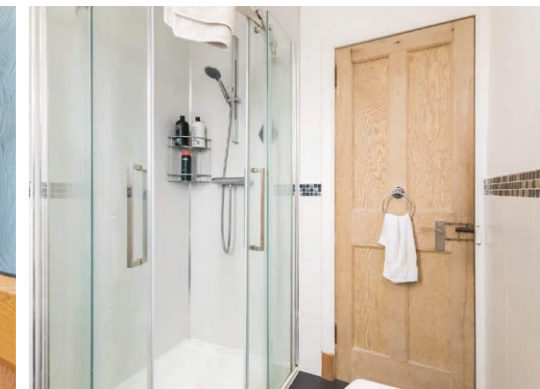
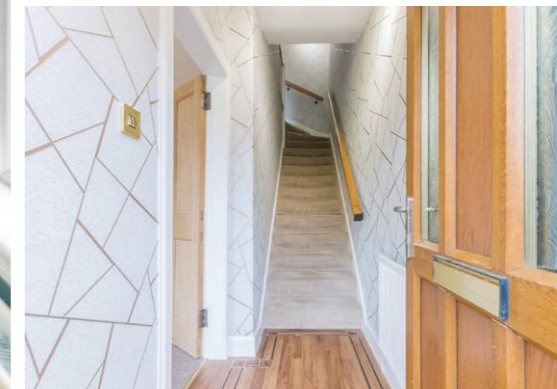
A well-presented end-terraced villa situated within the highly regarded Craiglockhart district of the city, a short journey to the south-west of Edinburgh City Centre. The property would be suitable for a young family or perhaps professional couple.

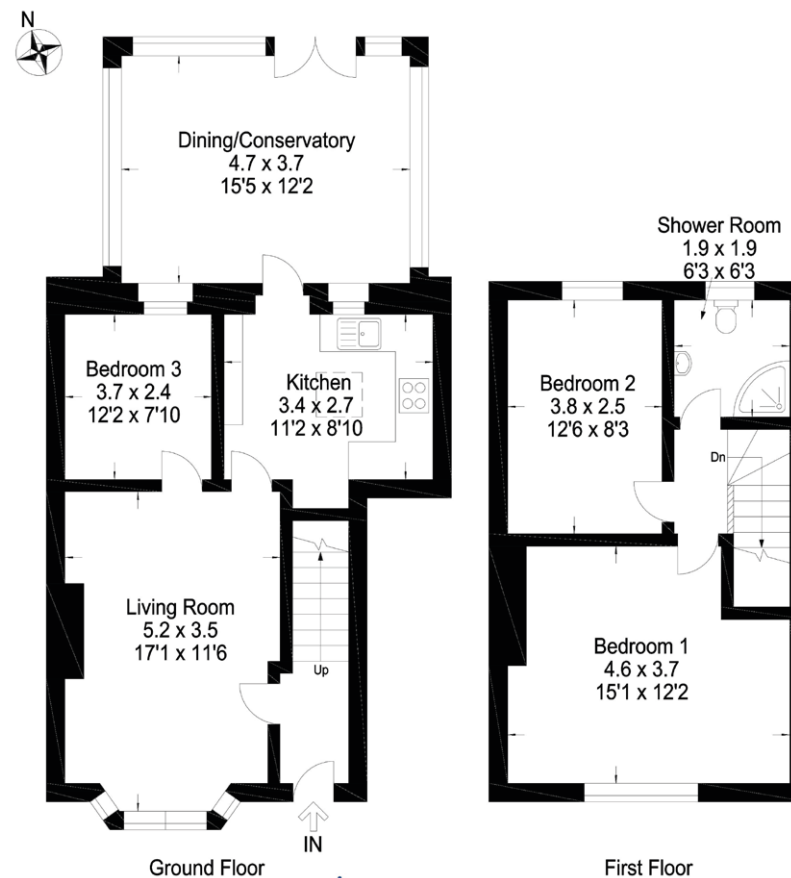
COUNCIL TAX BAND - D.  
TRAIN STATION - APPROXIMATELY 200 METRES TO SLATEFORD TRAIN STATION.  
AIRPORT - APPROXIMATELY 6.8 MILES TO EDINBURGH AIRPORT.  
BUSES - WITHIN 200 METRES.

## LOCATION

Allan Park Dive is situated in the prestigious Craiglockhart are, a few miles south west of the city centre offering a variety of excellent local amenities. These include a Tesco just a short distance away at Colinton, a Sainsbury's in Longstone and 24hr ASDA, Aldi and Marks & Spencer at Chesser. Many pleasant walks may be enjoyed, including through Colinton Dell leading to The Water of Leith Walkway and Easter Craiglockhart Hill Nature Reserve. The Craiglockhart Sports Centre which offers a wide variety of fitness and sports facilities and the Pentlands are a short drive away. The Union Canal walkway provides access to an extensive walk and cycle network leading to the Water of Leith. Schooling is well represented from nursery to senior level and within walking distance of the property, with private schooling nearby including Merchiston Castle and George Watson's College. Napier University Craiglockhart Campus is a short walk from the property. Regular buses run to and from the city centre and surrounding areas and the City Bypass, Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED INDUCTION HOB, OVEN, COOKER HOOD, MICROWAVE, DISHWASHER AND AUTOMATIC WASHING MACHINE. THE FRIDGE/FREEZER MAY BE AVAILABLE THROUGH NEGOTIATION.





This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2021



**ENERGY PERFORMANCE  
CERTIFICATE RATING D**

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.