



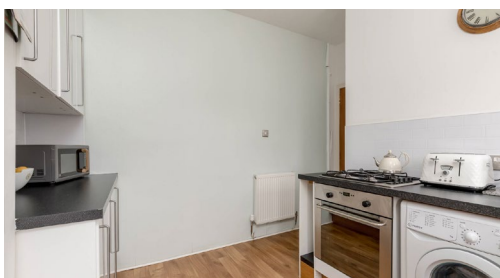
63 Allan Park Drive,
Craiglockhart, Edinburgh, EH14 1LW

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall.
- Attractive bay window living room with feature fireplace.
- Modern fitted kitchen with appliances.
- Door providing access to rear garden.
- Two generously proportioned double bedrooms - one with fitted storage.
- Fully tiled bathroom with shower.
- Gas central heating.
- Double glazing.
- Private front garden.
- Good-sized paved garden at rear.
- Gate providing access at rear.
- Unrestricted parking.



GENERAL DESCRIPTION

A fabulous lower villa situated in the sought after Craiglockhart district of the city within a short journey to the southwest of Edinburgh City Centre. The property is close to an excellent range of local amenities and would make an ideal purchase for a professional person/couple or perhaps for somebody downsizing and looking to stay in the area.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

D.
APPROXIMATELY 300 METRES TO SLATEFORD TRAIN STATION.
APPROXIMATELY 6.4 MILES TO EDINBURGH AIRPORT.
WITHIN 300 METRES.

LOCATION

Craiglockhart is a highly respected and much sought-after residential area lying approximately 2.5 miles southwest of the city centre. The city centre is readily accessible by bus or car or a simple stroll along the Union Canal towpath to Fountainbridge. Slateford Train Station is also just a few hundred metres from the property. There are clusters of local shopping facilities scattered throughout the area, including Edinburgh West retail park, Asda and Sainsbury's superstores which are all within walking distance. There is also a large Tesco Store at Colinton Mains. A choice of good schools are within walking distance, as are parts of Napier University. Heriot Watt University is also within a short drive. Leisure options are first class with Edinburgh Leisure, Craiglockhart Sports Complex offers a wide programme of activities, as well as tennis courts and a lake for sailing and canoeing. The Boroughmuir Energy Gym, the Merchants Golf Course, Meggetland Sports Ground and the canal walkway/cycle path are all within a few minutes on foot. Many of the city's finest theatres, cinemas and restaurants are on hand. The city the bypass is close at hand, facilitating swift and easy access to the west side of the city, Edinburgh Business Park, the Royal Bank Headquarters at Gogar, the M8, Edinburgh International Airport, the Queensferry Crossing and the Forth Bridge.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, FRIDGE/FREEZER AND FREESTANDING AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR THE WHITE GOODS

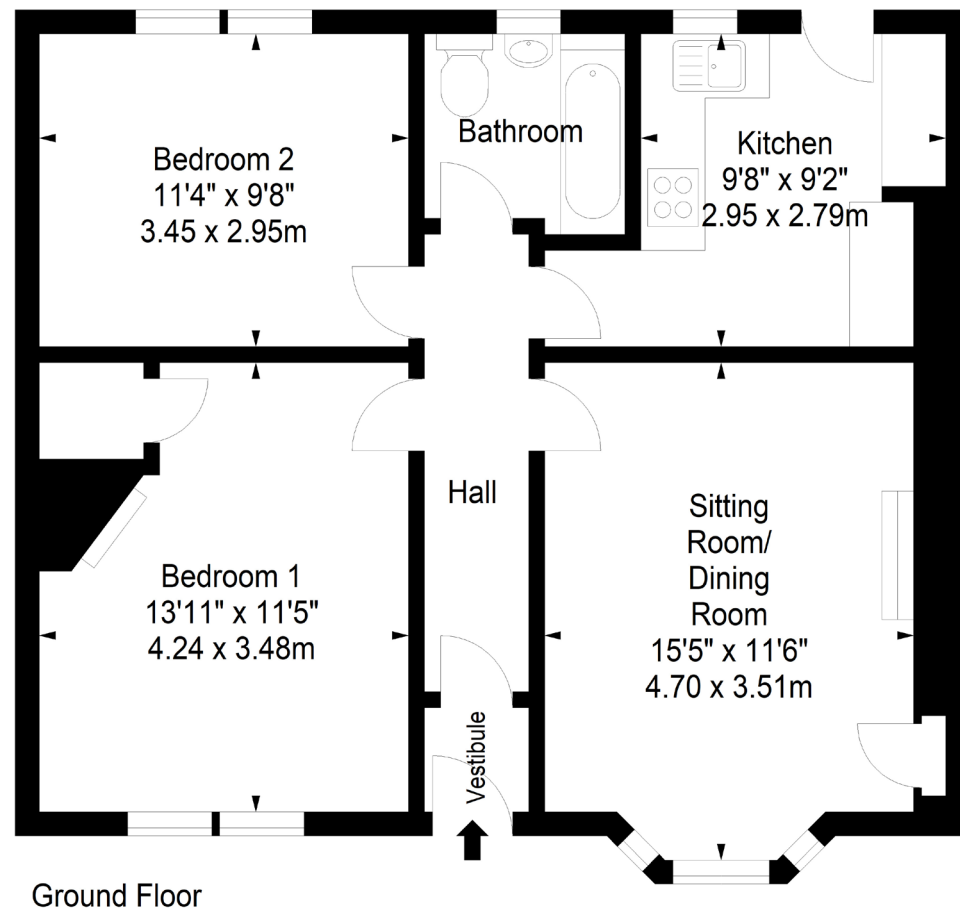




**Allan Park Drive,
Edinburgh,
Midlothian, EH14 1LW**



Approx. Gross Internal Area
676 Sq Ft - 62.80 Sq M
For identification only. Not to scale.
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.