



39 Allan Park Drive,
Craiglockhart EH14 1LW

Deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Living Room
- Kitchen
- Conservatory/Dining Room
- Two Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D



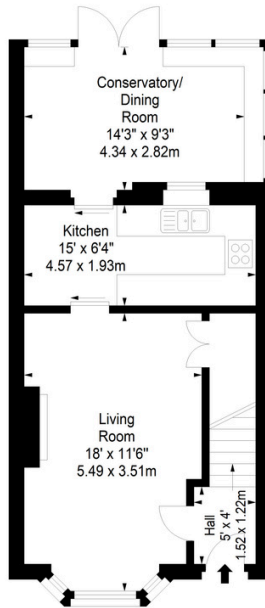
This well-presented end terraced house is quietly located in a highly sought-after location in Craiglockhart, close to a variety of popular shops and supermarkets and leisure facilities at Chesser and Meggetland. There are excellent public transport links via bus and rail. The accommodation comprises; south-facing, bay-windowed living room, separate, modern kitchen, conservatory/dining room, two good-sized double bedrooms and stylish bathroom with shower over bath. There are private gardens to the front and rear. The rear garden is fully enclosed and accessible by a gate to the side of the property. There is free on-street parking in the area. The property is fully double glazed and has gas central heating. Include in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine and dishwasher. All included appliance are sold as seen with no warranty provided.



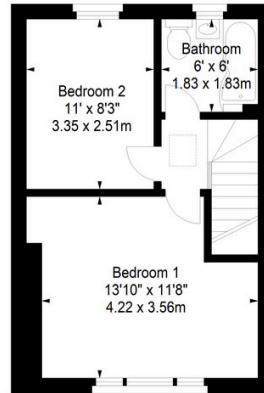
Allan Park Drive,
Edinburgh,
Midlothian, EH14 1LW



Approx. Gross Internal Area
844 Sq Ft - 78.41 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk