



60/4 Craiglockhart Terrace, Edinburgh, EH14 1XH

Well-presented three-bedroom first floor flat with private garage and landscaped grounds

URQUHARTS
EDINBURGH



DESCRIPTION

60/4 Craiglockhart Terrace is a well-presented and spacious three-bedroom first floor flat, forming part of an established cul-de-sac development known as The Wickets, with private garage and landscaped communal garden grounds. Situated in the popular residential area of Craiglockhart, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall with storage cupboard; bright and spacious living room with feature fireplace and direct access to a balcony overlooking the rear; twin doors lead to the dining room; fitted kitchen with wall and base units and appliances; master bedroom with built in mirrored wardrobes and en-suite shower room; two further good-sized bedrooms, one with built-in mirrored wardrobes; and a modern shower room.

ACCOMMODATION

Entrance hall. Living room with balcony. Dining room. Kitchen. Three bedrooms (one en-suite). Shower room.

Gas central heating. Triple glazing. Well-maintained landscaped communal gardens. Private garage and residents parking. The development is factored by James Gibb and there is an approx. quarterly fee of £250-350 including common buildings insurance.



LOCATION

Craiglockhart Terrace is situated in the prestigious Craiglockhart area of Edinburgh, a few miles southwest of the city centre and offers a variety of excellent local amenities, including a Tesco, Morrisons, Sainsbury's and 24hr ASDA in Chesser, with a new Aldi and Marks & Spencer at Chesser. Many pleasant walks may be enjoyed, including Colinton Dell, Easter Craiglockhart Hill Nature Reserve, 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. Catchment schools



include Craiglockhart Primary and Tynecastle High School with private schooling including George Watson's College within walking distance and Merchiston Castle. 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.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

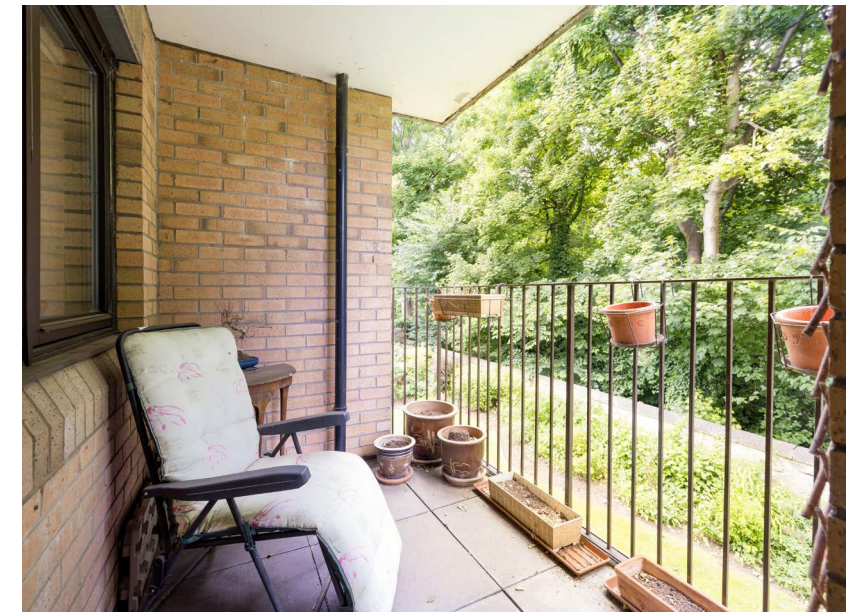
The property has an Energy Rating Category **C**



Flat 4,
60 Craiglockhart Terrace,
Edinburgh,
Midlothian, EH14 1XH



Approx. Gross Internal Area
1072 Sq Ft - 99.59 Sq M
Garage
Approx. Gross Internal Area
134 Sq Ft - 12.45 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.