

Location

This impressive 3 bedroom, first floor flat is situated a tranquil and leafy modern development, in the Craiglockhart area, just South of the city centre.

There are excellent local amenities including a Tesco Express, Sports Complex, pharmacy, post office and hairdressers which are all within a short walk. Close by are the popular areas of Bruntsfield and Morningside which have a wealth of cafes, bars, restaurants and specialist shops.

The property has delightful open views and the area boasts a wide variety of green spaces for walks including the nearby Union Canal & Craiglockhart Pond and Hill. There are also a number of golf courses and the tennis and sports centre are only a short walk away.

There are excellent transport links with regular bus services to and from the city and surrounding areas and Slateford Railway Station is only a short walk away. There is also quick access to the city bypass leading East and West towards the major road networks of central Scotland and further afield.

Local schooling from nursery to secondary level is well catered for in both the public and private sectors. For further education, Napier University is nearby and both Heriot Watt and Edinburgh University are only a short journey away.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hallway

Bright & spacious living/dining room

Balcony with open views

Kitchen with built in hob and oven, dishwasher & fridge freezer

3 double bedrooms, all with storage

Modern bathroom with shower over bath, wash basin and WC

Extra features

Gas central heating

Double glazing

Secure entry system

Carpeted communal entrance hallway & stairs

Allocated parking space

Communal garden grounds

Open outlook over trees and fields

Factor fee is £250/quarter

Home Report

Please visit: www.allingham.co.uk or www.espc.com



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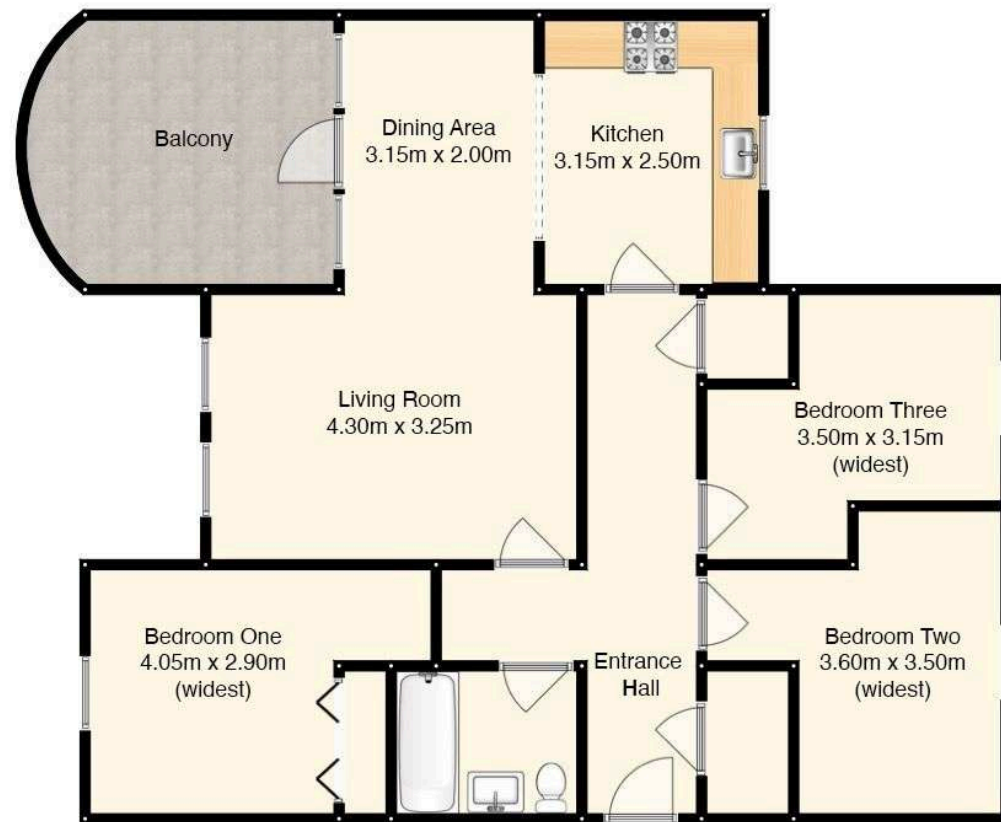
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
87m²