

# 21 Allan Park Gardens

CRAIGLOCKHART, EDINBURGH, EH14 1LN



*Spacious Three Bedroom Double Upper Flat In  
Edinburgh's Sought After Craiglockhart Area*



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McEwan Fraser Legal is delighted to present this three-bedroom double upper flat in Edinburgh's popular area of Craiglockhart.

# THE LIVING ROOM



A generous porch has been added to the front of the property which creates an excellent boot room/vestibule on the ground floor with ample built-in storage.

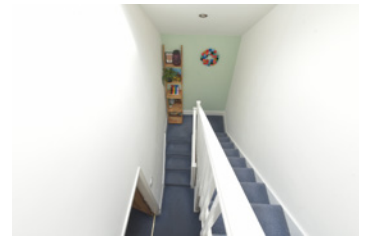
The spacious living room features a large gas fireplace which could be reconnected and excellent views of Edinburgh Castle, Arthur Seat, and Corstorphine Hill. This family space is generously proportioned and flooded with natural light.

# THE KITCHEN



The fully equipped, recently upgraded and modern kitchen is fitted with an induction hob, fan oven and integrated dishwasher with freestanding white goods

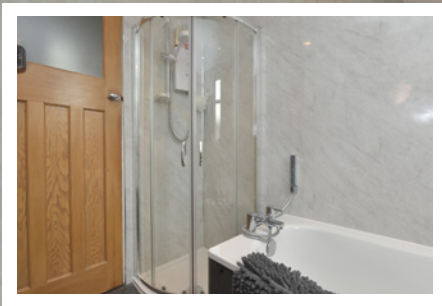




The house has three large bedrooms, two of which are on the main level and the main bedroom is on the top floor in what would be a converted attic. With dormer windows and en suite shower room the master bedroom makes the most of the space on offer, not least including the home office space on the landing.

- There are two bathrooms in the property. The main family bathroom which has a four-piece bathroom and an en-suite three-piece shower room. Both of which have been fitted to an excellent standard.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



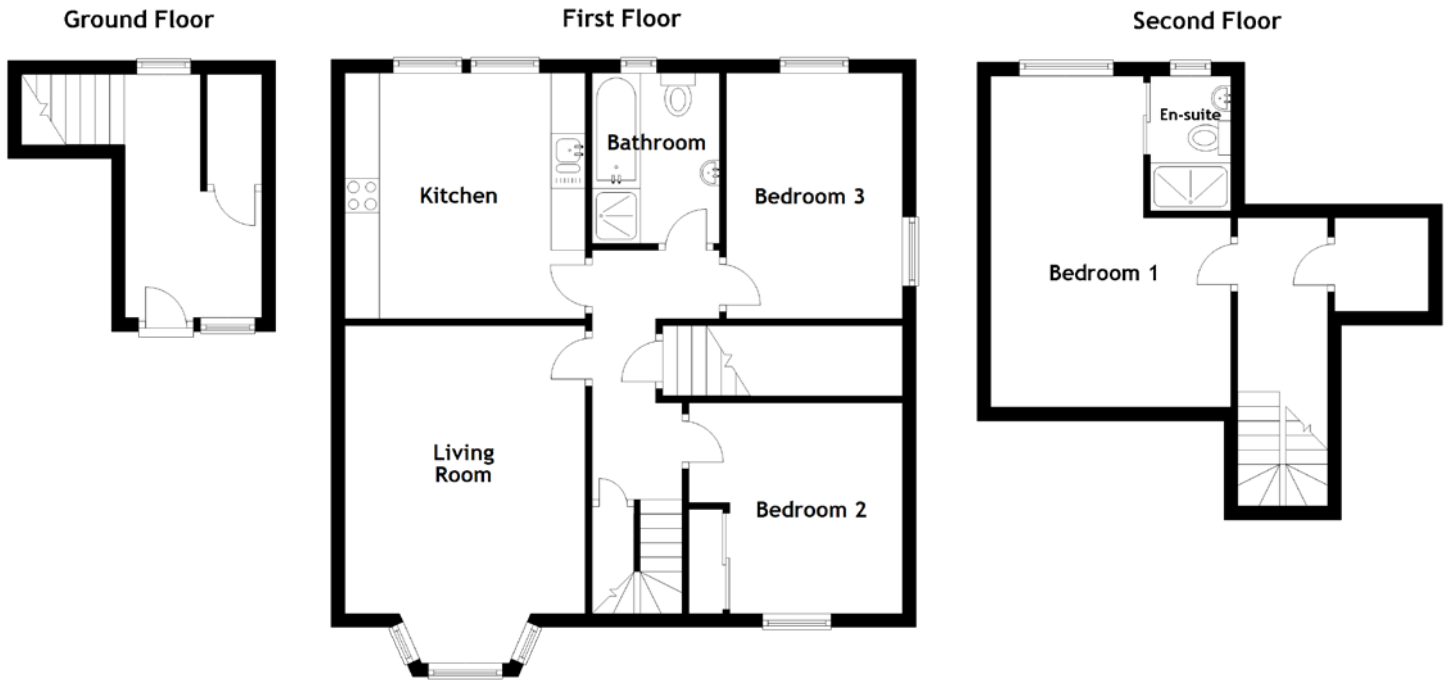
In addition, the property includes a private well-maintained, landscaped, southwest-facing rear garden and a single drive to the front, on-street parking is free. The accommodation benefits from modern gas central heating and fully double-glazed windows, making for a cost-effective family home, year-round.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



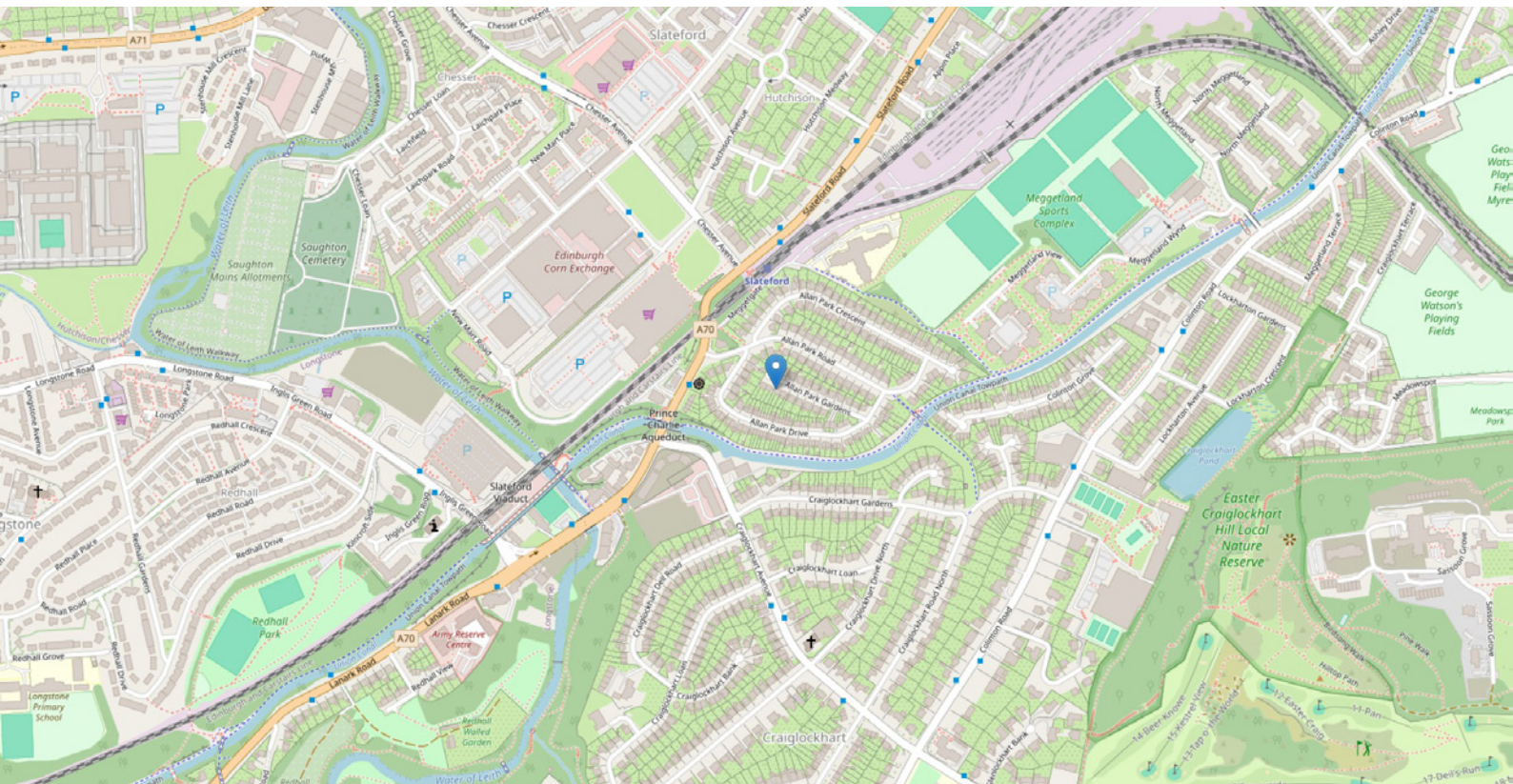
Approximate Dimensions  
(Taken from the widest point)

Kitchen 3.58m (11'9") x 3.50m (11'6")  
 Living Room 4.92m (16'2") x 3.50m (11'6")  
 Bathroom 2.48m (8'2") x 1.85m (6'1")  
 Bedroom 1 4.83m (15'10") x 3.50m (11'6")  
 En-suite 1.93m (6'4") x 1.18m (3'10")

Bedroom 2 3.11m (10'3") x 3.07m (10'1")  
 Bedroom 3 3.58m (11'9") x 2.57m (8'5")

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup> | EPC Rating: D

Extras: It is worth noting that there is an armoured electrical cable running to the top of the garden in preparation for a summerhouse or workshop.



# THE LOCATION

The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the City Centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village. Further afield but easily accessible, Bruntsfield and Morningside are both home to a vibrant selection of specialist shops, cafes, bars and bistros are also nearby.





Craiglockhart offers a wealth of sport and leisure facilities, particularly Meggetland sports complex, Craiglockhart Leisure Centre & Tennis Centre, which boasts a well-equipped gym, fitness studios, squash courts and a multi-purpose sports hall, as well as outstanding indoor and outdoor tennis facilities. If you prefer to exercise in the fresh air, there are a number of Golf courses nearby or you can take a relaxed stroll along the Union Canal or to the picturesque Water of Leith walkway. Craiglockhart benefits from an excellent range of state schools and the area is well-positioned for some of the capital's finest independent schools, particularly Merchiston Castle School, George Watson's College and The Edinburgh Rudolf Steiner School.

Craiglockhart is served by superb public transport links across the city and the nearby Slateford train station offers regular services to Edinburgh and Glasgow. The area is also ideal for commuters thanks to swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.



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