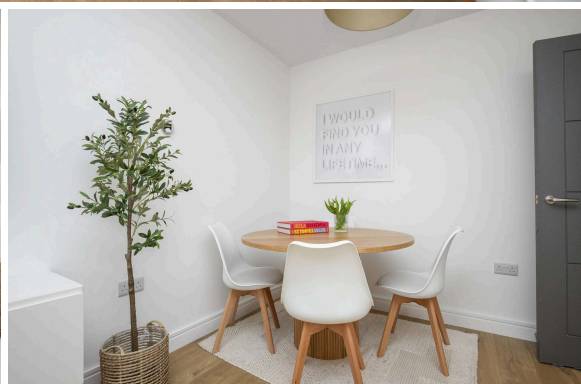




59/4 Craiglockhart Avenue
COLINTON | EDINBURGH | EH14 1LS


warners
solicitors & estate agents



59/4 Craiglockhart Avenue

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Set in a quiet, modern development in the sought after Craiglockhart area to the South of the city centre surrounded by communal grounds and with an allocated parking space this first floor one-bedroom apartment is moments from excellent amenities, quick transport links and vast open green spaces. The accommodation comprises a welcoming entrance hall with two cupboards, a spacious living room with a dining area and a Juliet balcony, a stylish fully fitted kitchen with an induction hob, oven and fan, fridge/freezer, dishwasher, the boiler cupboard and a Juliet balcony. There is also a well-proportioned bedroom with a further Juliet balcony and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. This property would make an ideal first time buy and investment alike and early viewing is highly recommended!

- Modern one bedroom first floor flat
- Allocated parking space & Communal grounds
- Welcoming hallway with two cupboards
- Bright and spacious living room
- Fully fitted stylish kitchen
- Bathroom with shower over the bath

EPC Rating B

Council Tax Band D

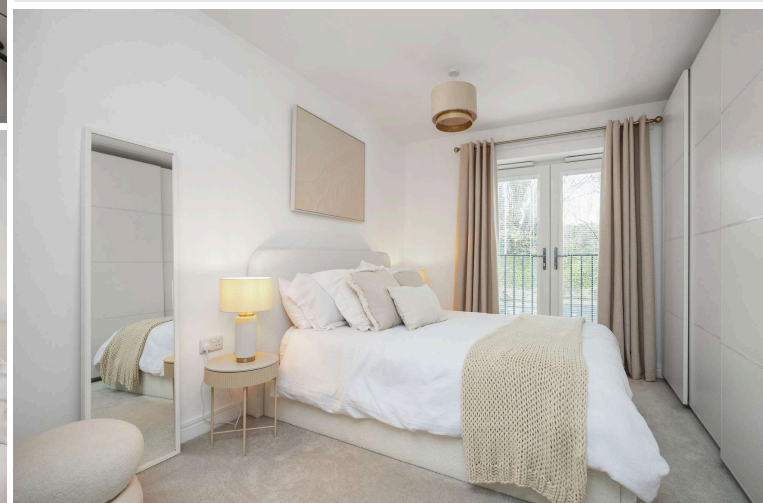
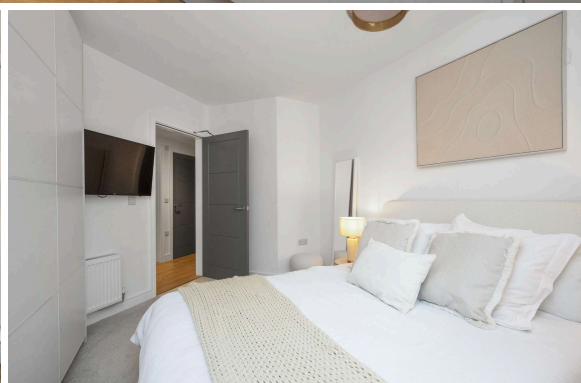
Factor Fees : Redpath and Bruce: Approximately £113 per month.

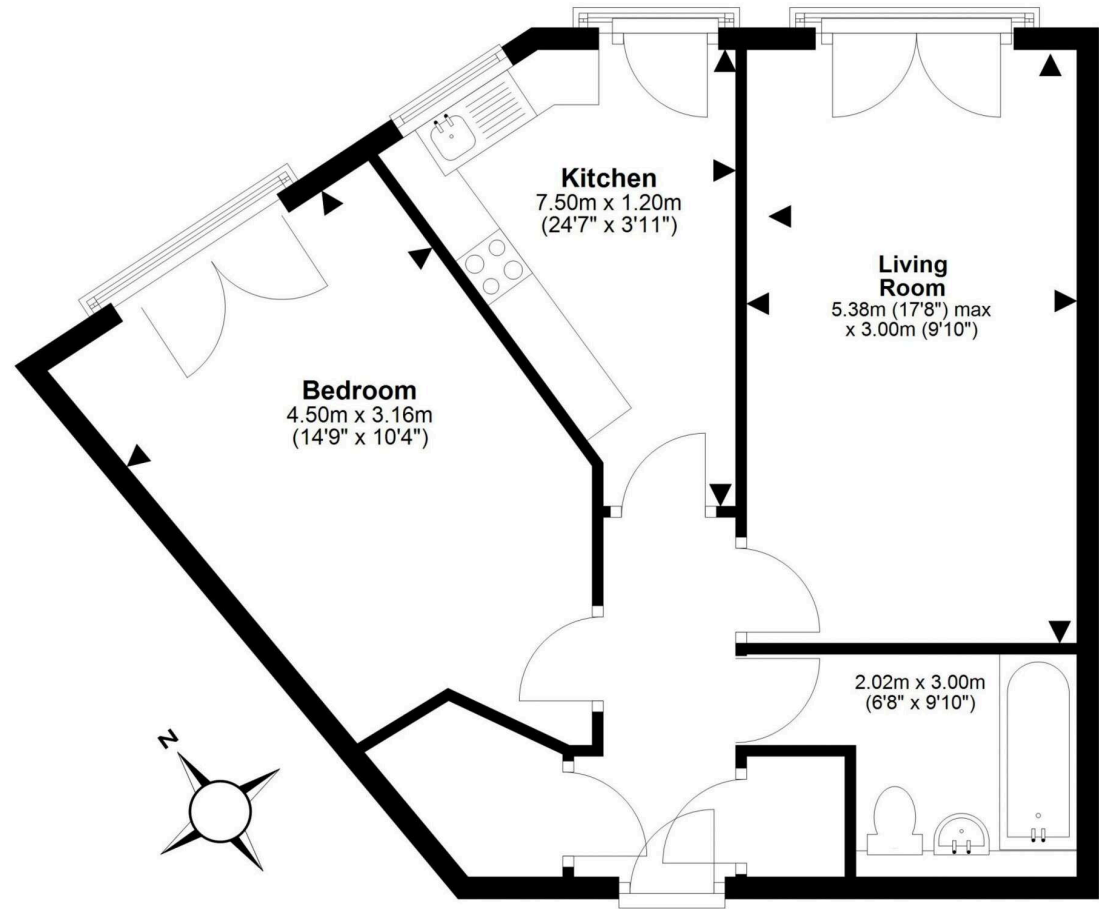
Extras include all blinds, washing machine, tumble dryer, microwave, hob, oven and fridge/freezer.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The prestigious Craiglockhart area lies to the south of the City Centre. There is a good range of shopping outlets in Craiglockhart itself, including a Tesco Express, with a Tesco Superstore available at nearby Colinton Mains. Further speciality shops can be found at Brunstfield and Morningside, both locations being easily accessible. Leisurewise, the choice is excellent, whilst for the sports conscious there is Meggetland Sports Complex, Craiglockhart Leisure and Tennis Centre, golf courses and pleasant walks along the Union Canal Walkway which links to Edinburgh's cycle path network. Schooling is well represented from nursery to senior level and Napier's Craiglockhart Campus is a short journey away. An efficient public transport network operates to most parts of the town and Slateford Railway Station is also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.