



32/6 Glenlockhart Road  
CRAIGLOCKHART | EDINBURGH | EH14 1BQ

**wariners**  
solicitors & estate agents



## 32/6 Glenlockhart Road

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Nestled in the heart of Craiglockhart, moments from scenic hills, the Union Canal and excellent amenities is this spacious top floor apartment. Boasting a private garage and manicured communal grounds, this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with box room and large storage cupboard, a bright dual aspect lounge with bay window, a contemporary kitchen with attractive units, a master bedroom with built-in wardrobe and elegant en-suite shower room, two further well-proportioned double bedrooms (one with built-in wardrobe and the other with a storage cupboard) and the flat is completed by a stylish bathroom with shower over bath.

- Modern top floor apartment with pleasant outlook
- Private garage and manicured communal grounds
- Welcoming hallway with box room
- Bright bay windowed lounge
- Contemporary kitchen
- Three large double bedrooms
- Two bathrooms
- Loft space partially floored with lighting installed

All fixtures and fittings will be included in the sale.

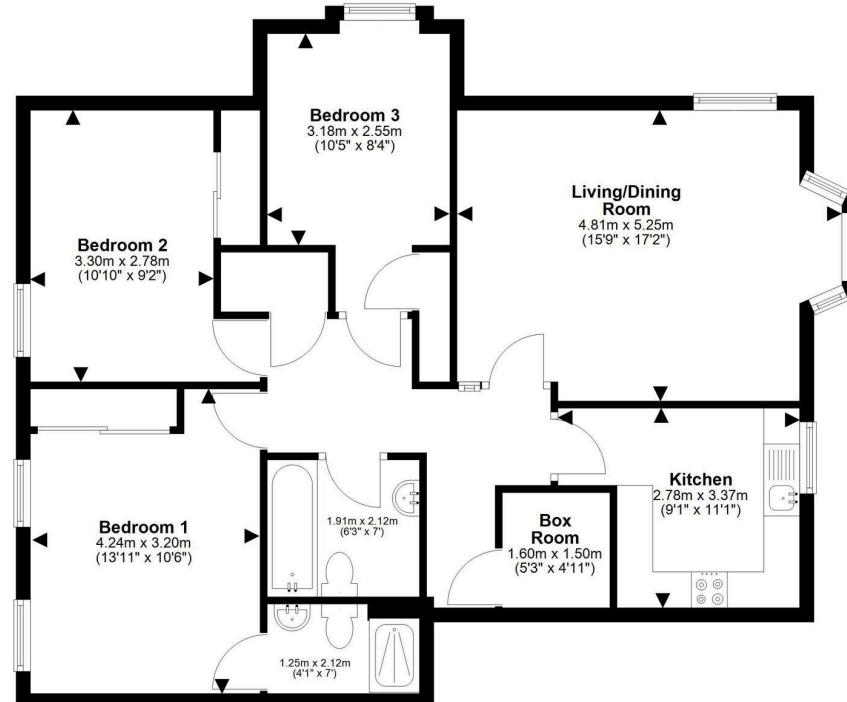
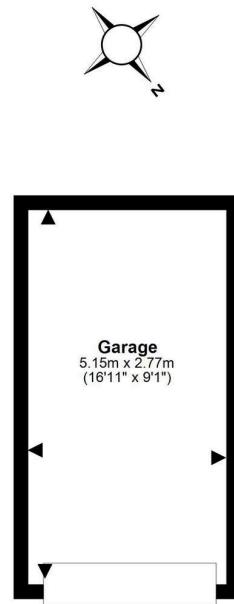
Council Tax E and Energy Rating C

Factor fee approximately £900.00 per annum payable to Charles White Ltd.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.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. Craiglockhart Primary, George Watsons and George Heriots schools are also nearby. 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.