



51 Allan Park Drive  
CRAIGLOCKHART | EDINBURGH | EH14 1LW

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solicitors & estate agents



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Bright and spacious main door lower villa enjoying a prime residential setting close to a host of local amenities, and private front and rear gardens. Although 'sold as seen' this lovely property offers comfortable and well presented accommodation and will appeal to a variety of buyers, and comprises:-

- Well presented lower villa in popular location
- Entrance hallway giving access to all rooms
- Bow windowed living/dining room with Edinburgh Press
- Fitted kitchen giving access to the rear garden
- Two double bedrooms, one with fitted storage
- Shower cubicle with vanity sink unit and electric shower
- Electric heating and double glazing
- Private front garden
- Private rear garden with paving and shed
- Unrestricted on street parking

All fittings and fixtures will be included in the sale.

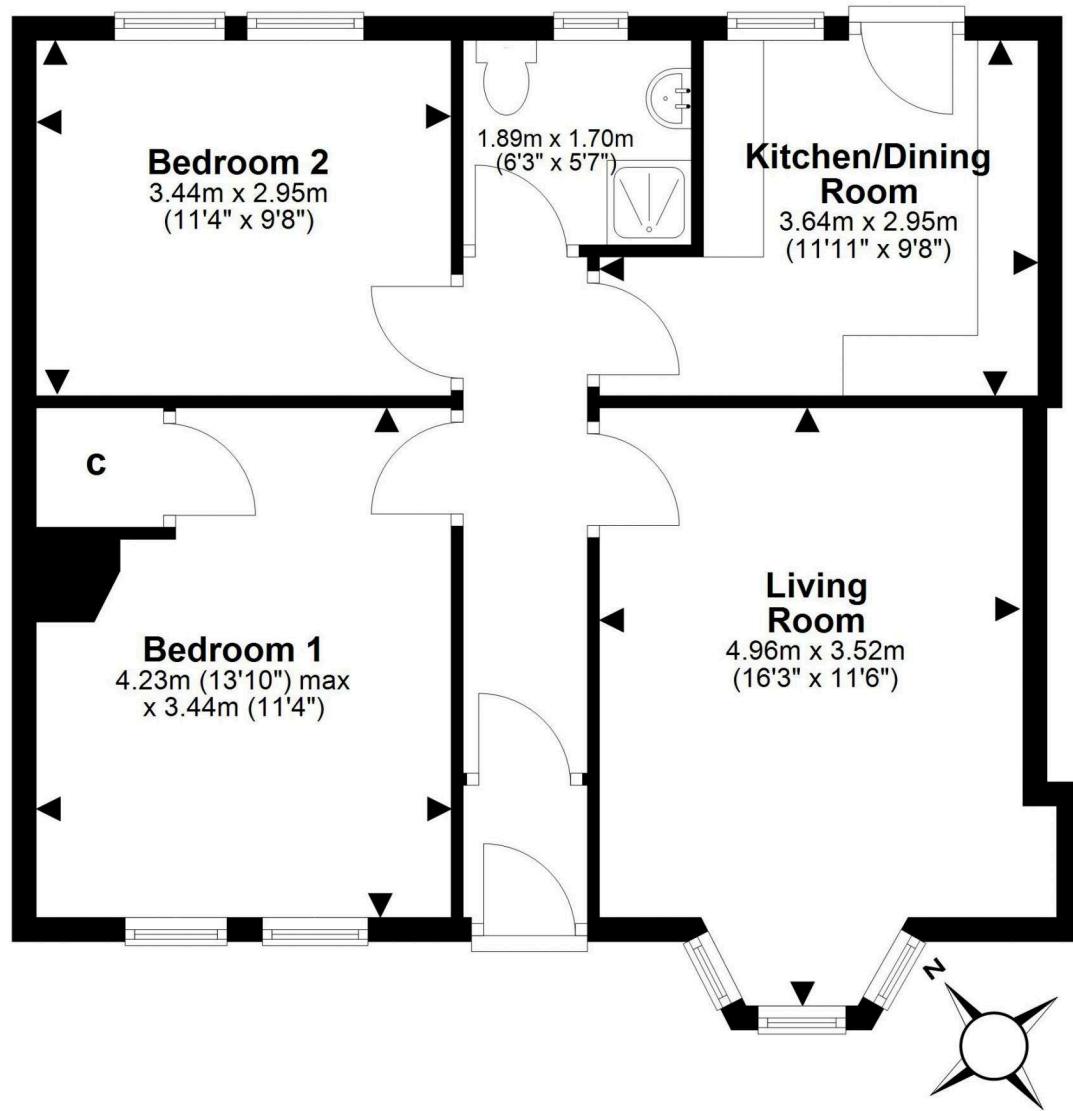
Council Tax D and Energy Rating E

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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.