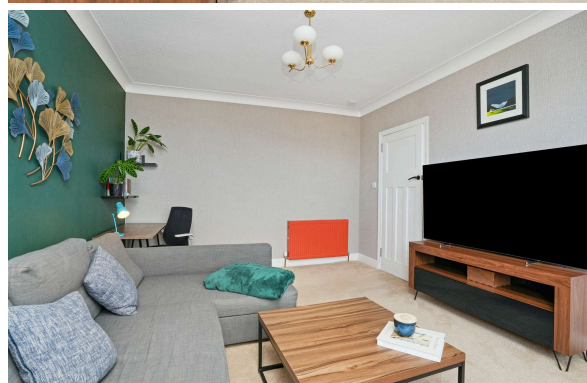




29 Allan Park Gardens
CRAIGLOCKHART | EDINBURGH | EH14 1LN


warners
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29 Allan Park Gardens

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Set on a quiet, no-through road in the highly sought-after Craiglockhart area, this beautifully presented 1930s main door upper villa offers a rare opportunity to acquire a characterful home with generous outdoor space and development potential. The location benefits from unrestricted on-street parking and is ideally placed for excellent local amenities, including shops, train and bus links, and reputable schools.

The accommodation is accessed via a private entrance vestibule with stairs leading to a bright upper hallway featuring a large storage cupboard. The spacious, light-filled living room boasts a stunning bay window and a pleasant open outlook to the front. A dual-aspect fitted kitchen overlooks the side and rear gardens, providing ample natural light and a practical layout.

There are two generously sized double bedrooms, one of which includes extensive fitted wardrobes. The bathroom is fitted with a classic white three-piece suite and a shower over the bath.

Additional features include gas central heating, double glazing throughout, and excellent built-in storage. A particular highlight is the expansive, private south-facing rear garden, laid to lawn and bordered by mature planting, ideal for relaxing or entertaining outdoors. A garden shed is also included.

Of special note is the potential to extend into the attic space, subject to the necessary planning consents, offering a superb opportunity to further enhance this already impressive home.

- Prime Craiglockhart location
- 1930s main-door upper villa
- Bright bay-windowed lounge
- Two double bedrooms
- Private south-facing garden
- Attic conversion potential (STPP)

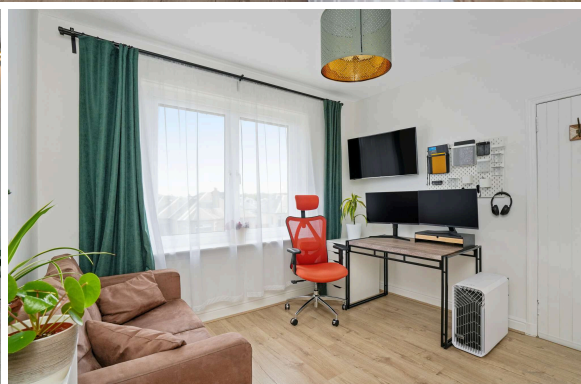
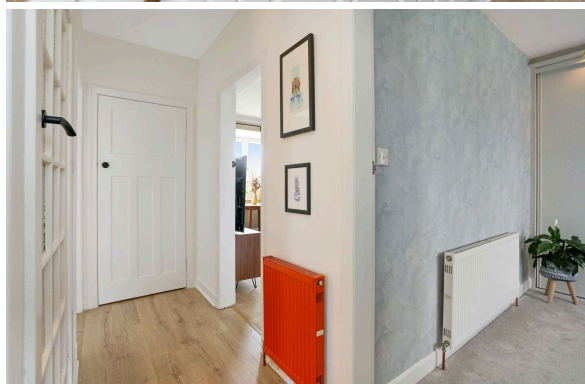
Energy Rating C, Council Tax Band D

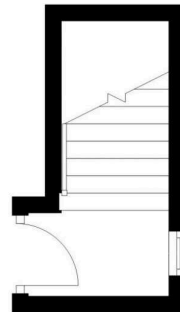
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



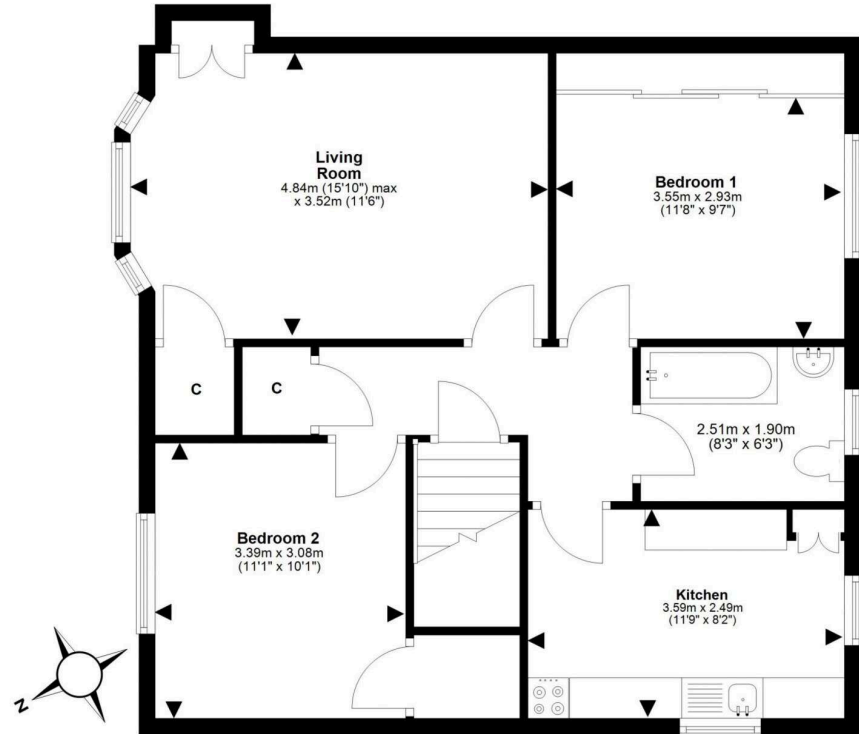
All fixtures, fittings, kitchen and bathroom blinds, curtains (please note bedroom curtains will be removed and replaced), fridge, cooker and washing machine will be included in the sale.

The prestigious Craiglockhart area lies to the south of the City Centre. There is a good range of shopping outlets in Craiglockhart itself, including the 24 ASDA and the Edinburgh West Retail Park housing M&S Food, Aldi and more. For entertaining and events, you have the Corn Exchange nearby, offering a variety of concerts, exhibitions and community events throughout the year. 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.





Ground Floor



First Floor

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.