

COULTERS[©]

22/3 LANARK ROAD

CRAIGLOCKHART, EDINBURGH, EH14 1TQ

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of an exclusive four-property development in the sought-after Craiglockhart area, this beautifully presented two-bedroom apartment offers contemporary, light-filled accommodation with stylish architectural details and a private garden. Perfectly placed beside the Water of Leith and Union Canal, with excellent local amenities and swift access to the city centre, this unique home is ideal for modern, comfortable living.

Spanning two floors, the apartment has been thoughtfully designed to provide a wonderful balance of social and private spaces. The heart of the home is the wonderfully bright, dual-aspect living/dining/kitchen, which opens directly onto the private garden - ideal for both relaxing and entertaining. This impressive space boasts a stylish interior and a well-laid-out kitchen, fitted with high-spec integrated appliances and ample worktop space. A hallway utility cupboard provides additional practical storage.

The principal double bedroom is beautifully finished with plush grey carpeting, built-in mirrored wardrobes, and a chic en-suite bathroom complete with a chrome towel radiator, bath with wall-mounted shower, and a vanity unit with integrated washbasin.

A second bright double bedroom enjoys open views towards the canal aqueduct and includes a fitted wardrobe. Completing the accommodation is a well-appointed shower room.

KEY FEATURES



Forming part of a small, well-kept development.



Tranquil secluded garden.



Minutes from The Water of Leith.



EPC Rating - C



Two double bedrooms one with en suite.



Allocated garage space.



Excellent amenities nearby.



Council Tax Band - E



The property benefits from gas central heating, double glazing, and an allocated space within a shared garage.

The private rear garden is a real highlight - a peaceful, enclosed space landscaped with a combination of paved and stone-chipped seating areas, perfect for outdoor dining, barbecues, or simply unwinding. Planted borders and mature greenery provide a sense of privacy and making it a welcoming retreat to enjoy throughout the year.





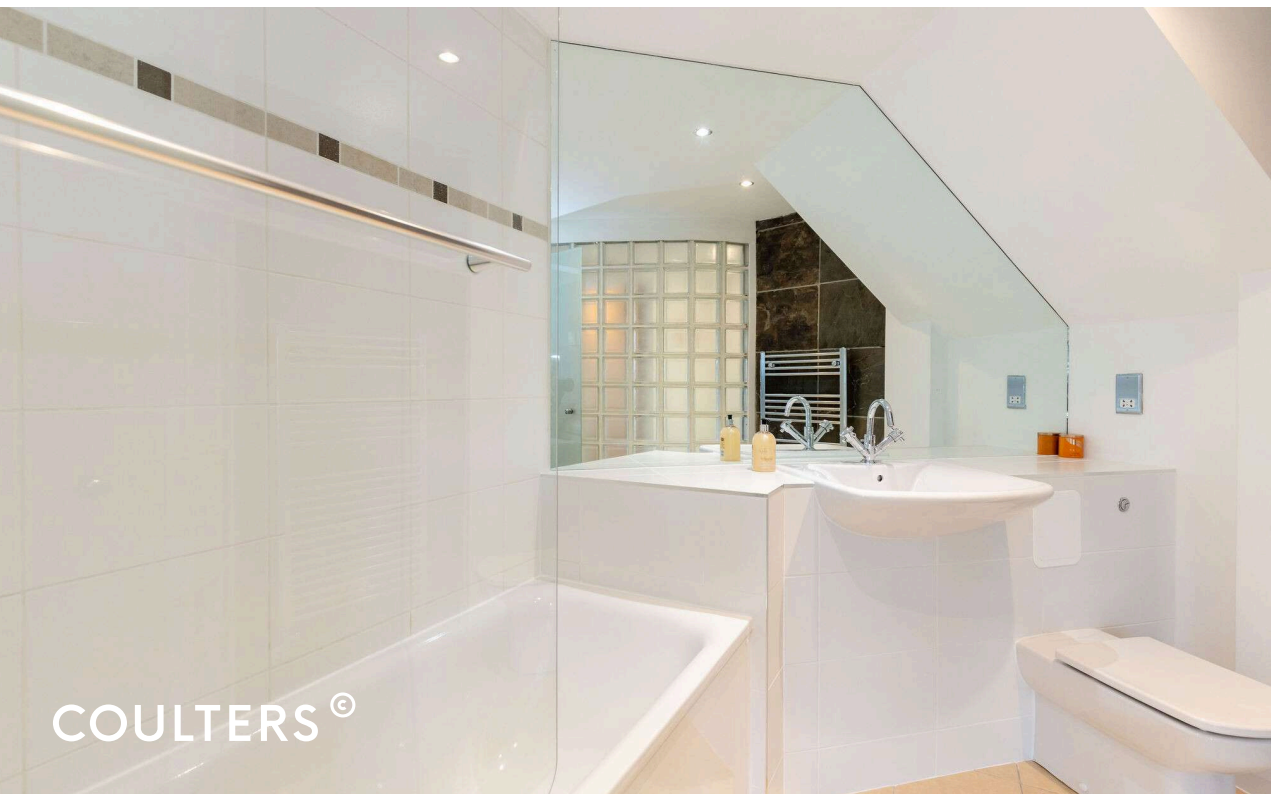
THE LOCAL AREA

Just two and a half miles to the south-west of Edinburgh's City Centre, Craiglockhart is a residential suburb which enjoys a tranquil setting on the banks of The Water of Leith. Semi-rural in location, take advantage of picturesque open spaces including walks through the Colinton and Craiglockhart Dell and at Easter Craiglockhart Hill Nature Reserve. Get active and enjoy recreational activities at The Dalmahoy Golf and Country Club, Midlothian Snowsports Centre, and renowned golf courses. Craiglockhart Leisure and Tennis Centre is nearby with tennis, squash, and badminton whilst the Meggetland Sports Complex has extensive sports pitches.

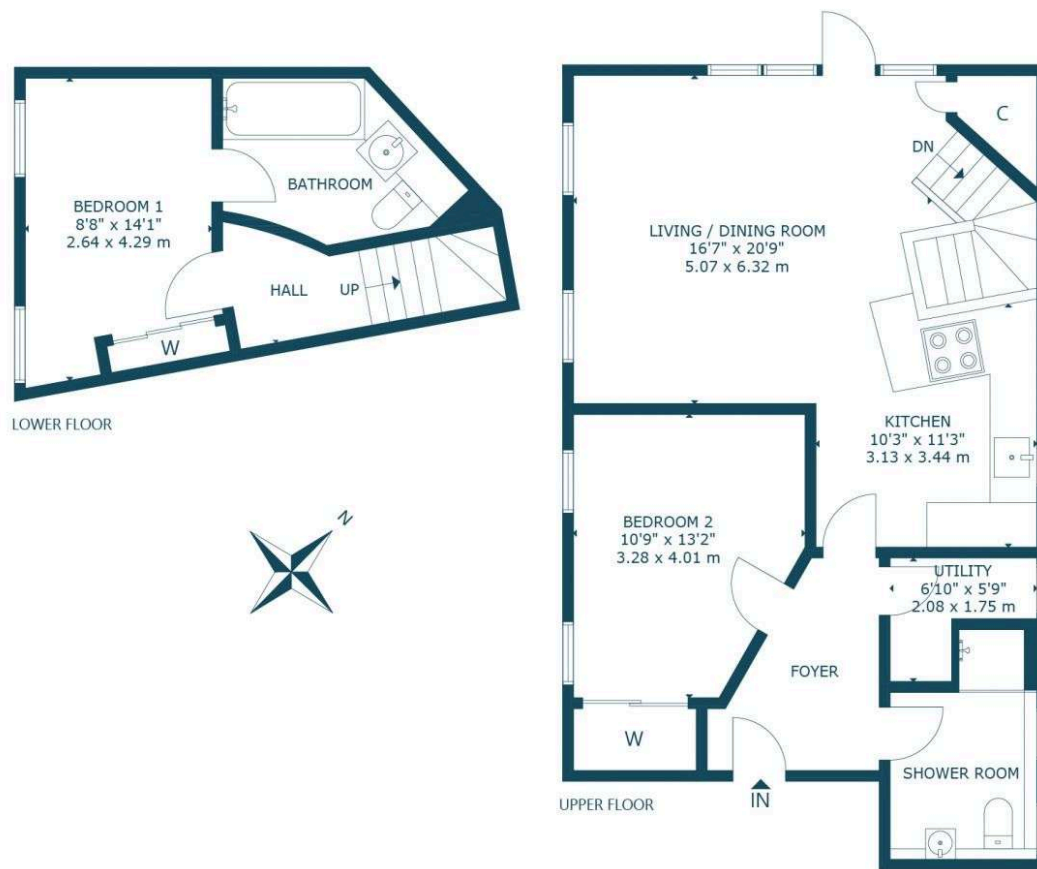
There are convenience stores and a variety of dining amenities to enjoy in the locale. Larger shopping needs are met at Hermiston Gait which has a Tesco Superstore, and there is an Asda at Chesser. Heriot-Watt University, Napier University, and Edinburgh College are all close by. Local schooling includes Oxgangs Primary School and Firrhill High School. Private school options such as George Watson's College, and Merchiston Castle School are a short drive. The City Bypass and the Scottish Motorway network are minutes away connecting you to Edinburgh International Airport and The Queensferry Crossing. There is a tram stop at Saughton, and the efficient bus and rail network that includes Slateford Train Station, takes you swiftly into Edinburgh City Centre.

EXTRAS

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 974 SQ FT / 90 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.