

COULTERS®

# 41 ALLAN PARK DRIVE

CRAIGLOCKHART, EDINBURGH, EH14 1LW

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Superbly situated in the sought after area of Craiglockhart, 41 Allan Park Drive is a beautifully presented, bright main door upper villa, filled with character. The home has delightful views from both sides, encompassing outlooks across to Craiglockhart Hill, Edinburgh Castle, the Forth Bridges and beyond.

The front door (with attractive stained glass window) opens onto the welcoming hall and a stair to the upper floor. The extremely engaging bay windowed sitting room is flooded with natural light, which bounces off the lovely wood floor. There is ample space for both a sitting and dining area within the room.

## KEY FEATURES



Beautifully presented maindoor upper villa.



Two bright, well proportioned double bedrooms.



Private rear garden with patio and lawn.



Driveway and unrestricted on street parking.



Situated in the popular residential area of Craiglockhart.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - D





Open to the sitting room is the stylish fitted kitchen, with wall and base mounted cabinetry and butchers block worktops. The integrated appliances comprise: electric hob, oven, extractor hood, dishwasher, fridge/freezer and washing machine. The principal double bedroom one looks out to the front of the home and benefits from a fitted cupboard, whilst the second, equally bright and airy double bedroom is to the rear of the home. The washing machine and tumble dryer are located in a cupboard in the hall. A sleek, contemporary bathroom fitted with a white three piece suite comprising bath (with shower over), WC and wash hand basin completes the internal accommodation. Heating and hot water is provided by gas central heating and there is double glazing.

To the rear of the property is a lovely rear garden with patio area, lawn with chippings in the borders. There is also a handy washing line and at the side of the home is a bin store area. To the front of the home there is a driveway and further unrestricted parking is available on the street.







## 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 by the Union Canal and Water of Leith. Take advantage of picturesque open spaces including walks through the Colinton and Craiglockhart Dell and at Easter Craiglockhart Hill Nature Reserve. 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 Edinburgh West Retail Park and there is an Asda Supercentre at Chesser. Popular Morningside with its many independent shops, restaurants and cafes, is just a 5 minute drive away.

Local schooling includes Oxgangs Primary School, St Augustine's RC High School and Firrhill High School. Private school options such as George Watson's College, and Merchiston Castle School are close by.

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 blinds, light fittings, fitted flooring, washing machine, tumble dryer and integrated kitchen appliances are included in the sale price.

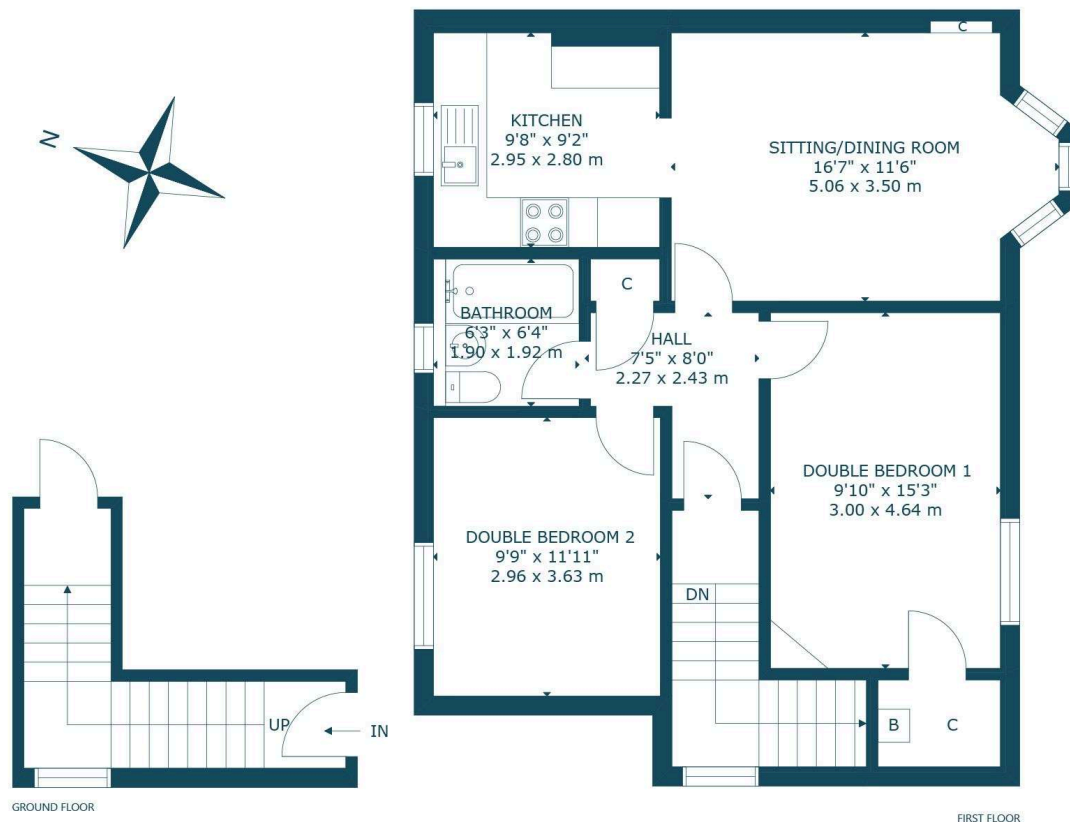
**HOME REPORT VALUATION: £295,000**











41 ALLAN PARK DRIVE, CRAIGLOCKHART, EDINBURGH, EH14 1LW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 821 SQ FT / 76 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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0131 603 7333



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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.