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21 LOCKHARTON AVENUE

CRAIGLOCKHART, EDINBURGH, EH14 1AY

4 BED

3 BATH

2 PUBLIC



TAKE A LOOK INSIDE

Situated in the desirable residential area of Craiglockhart, 21 Lockharton Avenue is a beautifully presented Victorian terraced house offering a rare combination of period elegance and modern family living. This substantial four-bedroom property has been tastefully upgraded and maintained to a high standard throughout, providing spacious and flexible accommodation ideally suited to contemporary lifestyles.

KEY FEATURES



Beautifully presented Victorian terraced house.



Four double bedrooms, two with an en-suite.



Private front and rear gardens.



Unrestricted onstreet parking.



Craiglockhart Nature Reserve and Union Canal nearby.



Excellent schools in the local area.



EPC Rating - D



Council Tax Band - G





A standout feature of the home is the impressive open-plan living space, which seamlessly combines a comfortable sitting area with a log-burning stove, a generous dining space, and a stylish, modern kitchen.

Designed to maximise natural light and flow, this space opens directly onto the private rear garden via double French doors-creating an effortless connection between indoor and outdoor living. The garden itself enjoys an elevated position and benefits from fantastic open views, making it a particularly attractive setting for entertaining or relaxing.

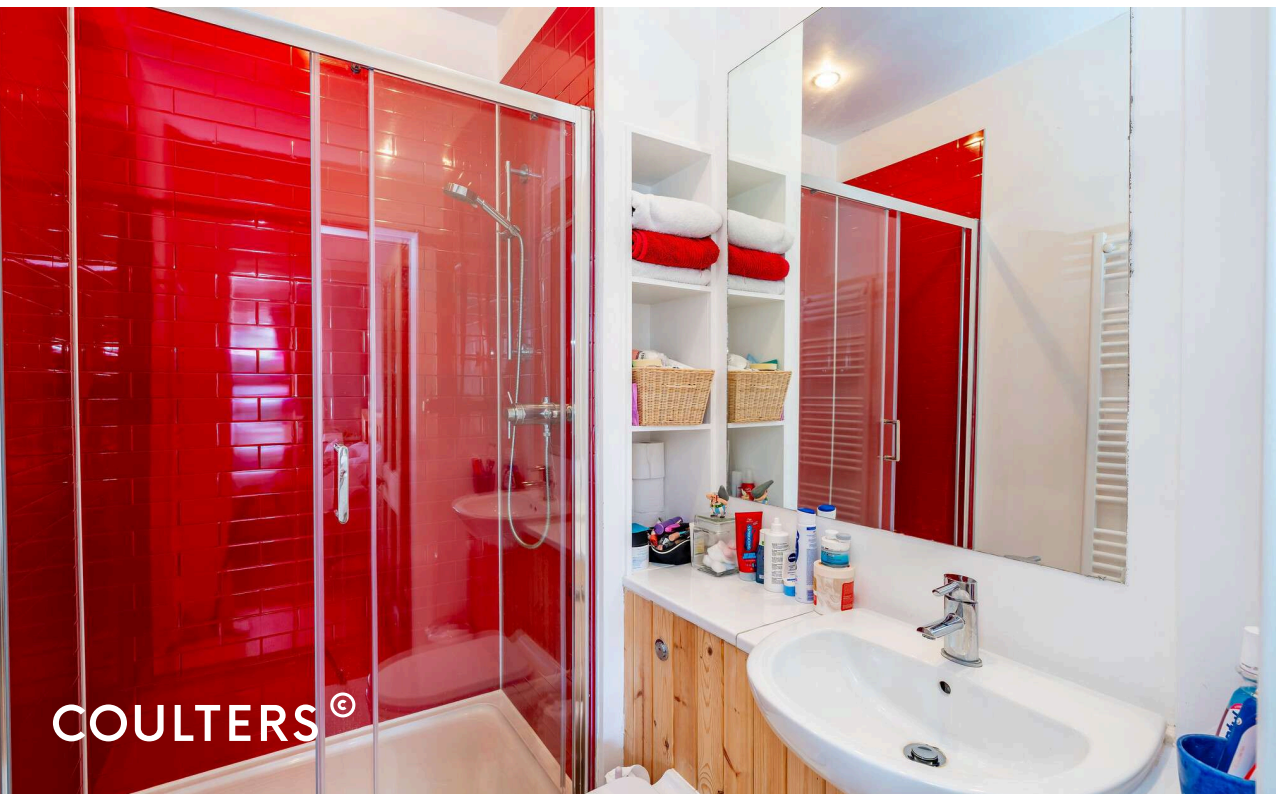




MORE INFORMATION

The welcoming entrance hall is notable for its generous proportions and abundance of natural light, enhanced by a large overhead skylight that adds to the property's bright and airy feel. The accommodation comprises four spacious double bedrooms, including two with contemporary en-suite shower rooms, providing a practical and well-considered layout for families, professionals, or guests.

Externally, the property benefits from a well-maintained front garden, an attractive and private rear garden, and ample unrestricted on-street parking. The new owner may have the option to use a nearby garage for a very reasonable buy-in plus an annual fee. This does not constitute part of the sale.







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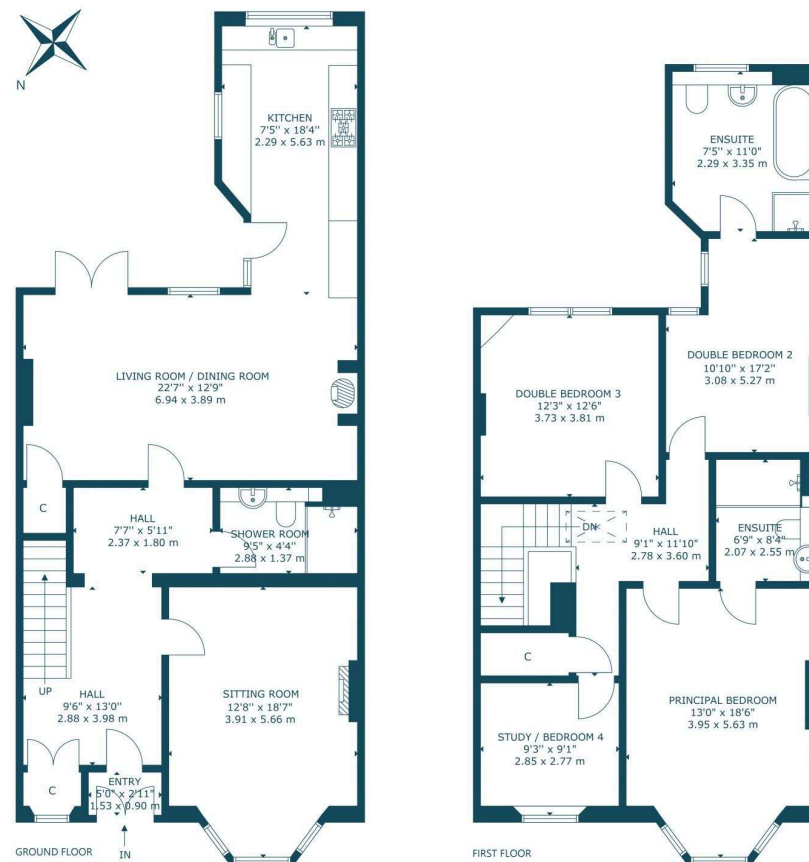
THE LOCAL AREA

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 Craiglockhart Primary School and Tynecastle 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 integrated appliances, light fittings (excluding principal bedroom ceiling light) and fitted floor coverings are included in the sale.

HOME REPORT VALUATION: £875,000



21 LOCKHART AVENUE, CRAIGLOCKHART, EDINBURGH, EH14 1AY

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,973 SQ FT / 183 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.