

SA&T

82/5 Craiglockhart Terrace
Edinburgh, EH14 1BA

Ground Floor
Residents Car Park
Wonderful leafy outlook
No onward chain
Retirement - for age 60 and over
EPC: D
Council tax band: D

82/5 Craiglockhart Terrace is a very well presented two bedroom retirement flat situated in the much sought after residential location of Craiglockhart. The development has been specifically designed for retirees.

Benefits include:
Benefits include: Ground floor access. Hannover Telecare 24/7 emergency alarm system, operated by Hanover Scotland. Residents parking. On-site manager, Visitor suite available to book. Residents must be aged 60 years and over. (The minimum age is presently set at 60 years and above for women and 65 years and above for men.)

Factors Fee - £167.75 per calendar month, inclusive of Buildings insurance.

The accommodation comprises:
Internally the property has been well looked after and offers a neutral tone throughout. A welcoming entrance hall with a large storage cupboard provides access to the two bedroom, bathroom and living/dining room. At the centre of the apartment is the Living/Dining Room which is filled with natural light from the large bay windows with a leafy outlook towards the communal gardens and the neighbouring cricket grounds of Craiglockhart pitches. The kitchen, accessed from the living/dining area, is fitted with a range of base and wall-mounted units and includes an electric cooker with hob, fridge freezer, and washing machine. (all appliances left are used and without warranty) A window overlooks the rear gardens, providing natural light and a peaceful aspect. The master bedroom is generously sized and benefits from a built-in wardrobes The second bedroom has been fitted out to create a practical home office with built in storage. The shower room is fitted with a three-piece suite comprising a walk in shower with grab handle, a wash hand basin set within a vanity unit and a WC. The property offers a great opportunity for someone to modernise to their own taste Ample unallocated residents parking is available within the development.

Location:
One of Edinburgh's most sought after residential areas, situated to the south west of the city centre. Craiglockhart is a thriving community with a broad range of local amenities and activities including a good selection of every day shops including a Margiotta's and Tesco Metro on Colinton Road. The Craiglockhart Leisure and Tennis Centre is within easy walking distance and offers excellent sports facilities including tennis courts, a gym and fitness classes. The Meggetland Sports Complex is also nearby and provides a further selection of facilities. The bustling shopping areas of Morningside and Bruntsfield are within easy reach and provide a host of eclectic shops and private retailers, coffee shops, restaurants, banking facilities and a post office. The area is well known for its good schools at both primary and secondary levels within the local catchment area which includes Craiglockhart Primary School, as well as some of Edinburgh's highly regarded private schools including George Watson's College which is also close by. A regular public transport service operates to and from the city centre and to surrounding areas.



























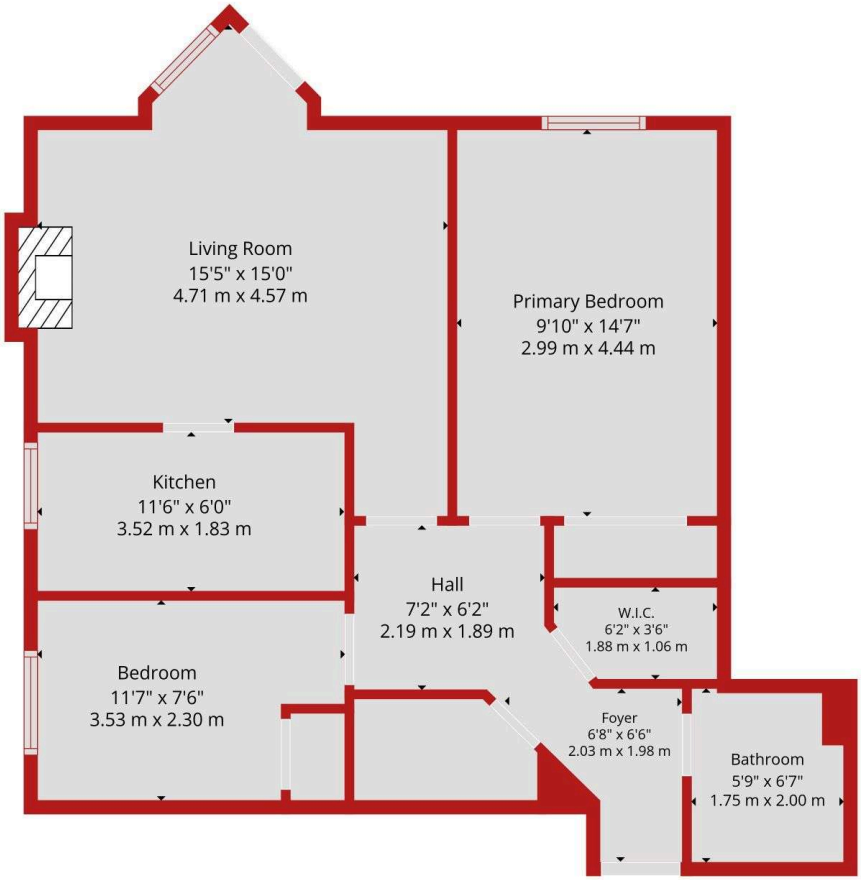












Total: 705 sq. Ft, 65 m2
1st Floor: 705 sq. Ft, 65 m2
Excluded Areas: Fireplace: 3 sq. Ft, 0 M2, Walls: 58 sq. Ft, 6 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk

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