









Offers Over
£425,000

75/6 Lockharton Avenue

Craiglockhart | Edinburgh | EH14 1BD

Rarely available, this generously proportioned two-bedroom ground floor flat forms part of an exclusive development in the prestigious and highly sought-after Craiglockhart district. Ideally positioned for a wide range of local amenities and convenient transport links, the property offers an excellent opportunity for buyers to create a home to their own taste, and will particularly appeal to professionals and those looking to downsize.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Secure allocated parking
-  EPC Band - D
-  Council Tax Band - F



Description

The accommodation opens with a welcoming entrance hallway, benefiting from fantastic in-built storage provisions. The bay-fronted lounge/diner is a bright and spacious room, featuring an electric fireplace and offering ample space for a variety of furniture layouts. Double doors lead through to the kitchen, enhancing the sense of flow within the home. The kitchen is well-appointed with a range of integrated white goods, complemented by partial tiling in splash areas, under-unit lighting, and traditional wooden units. The principal bedroom is a large double, featuring an integrated wardrobe and plenty of space for freestanding furniture. It also benefits from an en suite, fitted with a double shower cubicle and partial tiling. The second bedroom is another comfortable double, offering flexible use depending on individual requirements. The main bathroom is partially tiled and fitted with a bath.

Further benefits include electric central heating, new double glazing (2024), and a passenger lift providing easy access to the underground garage.

Factor fees are payable at approximately £245 per quarter which includes £75 for Building Reserve Fund. Separate £54 quarterly underground car park charge.



Gardens & Parking

There is an allocated parking space within a secure underground garage, accessed via key fob, as well as additional free on-street parking for visitors. A bike store is also available for residents.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washer-dryer, and dishwasher, light fittings, curtains and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

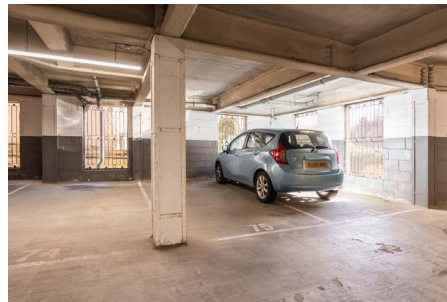
By appointment through Neilsons 0131 625 2222.





Location

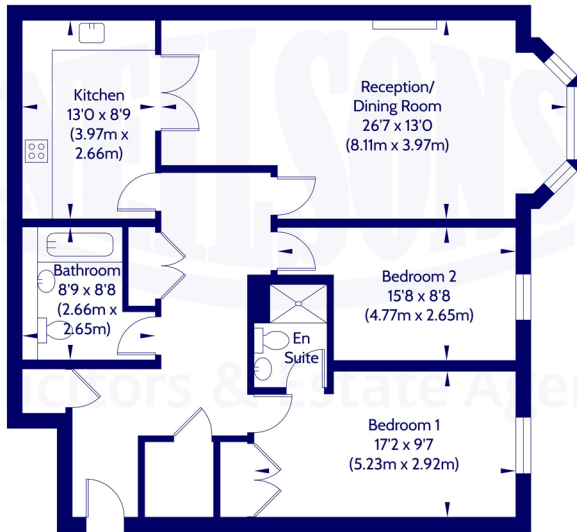
The property is located in the prestigious Craiglockhart area of Edinburgh, which lies approximately three miles south west of the city centre. The property is well positioned to take advantage of the local shops (including post office, pharmacy and food and wine store) and a nearby Tesco Express, 24 hour Asda in Chesser and a Tesco Superstore available at nearby Colinton Mains. Further amenities can be found in Bruntsfield and Morningside which include hairdressers, shops, banks, library and coffee shops. There are a host of fantastic leisure and recreational facilities within easy travelling distance including Meggetland and Craiglockhart Sports Centres, Merchants of Edinburgh Golf Course and pleasant walks along the Union Canal Walkway. Schooling is well represented from nursery to senior level, both in public and private sectors, with Napier University on hand for the more mature student. An efficient public transport network operates to most parts of the city and the City Bypass and main motorway networks are also within easy reach.





Approx. Gross Internal Floor Area 98 Sq M / 1058 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

