



RALPH SAYER
SOLICITORS & ESTATE AGENTS

67 Allan Park Crescent

Craiglockhart, Edinburgh, EH14 1LQ

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Set in the ever-popular Craiglockhart, this stylish two-bedroom upper flat combines generous living space with an exceptionally convenient location. Moments from excellent amenities, cafés, shopping, and transport links, the property also enjoys quick access to Edinburgh city centre. Inside, bright, well-designed interiors include a spacious living room centred around a characterful fireplace and press, a well-equipped kitchen, two generous double bedrooms, and a floored attic and eaves storage for additional space. Outside, the private southeast-facing garden creates a sunny retreat for relaxing or entertaining, while a private driveway and garage add everyday practicality.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the appliances included in the price; these items are to be sold as seen.

Property Summary

- Upper flat in Craiglockhart
- Sought-after location within easy reach of the city centre
- Near excellent amenities, shopping facilities, and transport links
- Welcoming hall
- Spacious living room with fireplace
- Modern kitchen with fitted units
- Two double bedrooms
- Versatile floored attic and eaves storage
- Family bathroom with overhead shower
- Southeast-facing private garden with outdoor seating
- Private drive and garage parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £330,000







Spacious living room with
fireplace and a
modern kitchen with
fitted units







Two double bedrooms and
a family bathroom with
overhead shower





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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

