



85/3 Craiglockhart Terrace
CRAIGLOCKHART | EDINBURGH | EH14 1BA


warners
solicitors & estate agents



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Warners are delighted to present this beautifully renovated and immaculately presented two-bedroom retirement living flat, ideally positioned within the sought-after Craiglockhart district of Edinburgh. Designed for those seeking comfort, elegance, and independence in later life, this superb home enjoys an elevated position with wonderful open views across the George Watson's College playing fields and towards Craighouse Hill.

Upon entering, a welcoming hallway cleverly doubles as a home office area, featuring attractive wall panelling and a carpeted stairway that sets the tone for the refined accommodation above. The bright and spacious living/dining room is bathed in natural light and provides a perfect space to relax or entertain, while the stunning high-gloss kitchen offers sleek contrasting worktops and a full complement of integrated appliances. The principal bedroom is generously proportioned and offers excellent storage options, complemented by a good-sized second bedroom that can serve as a guest room or study. The modern shower room has been tastefully upgraded, showcasing stylish feature floor tiles and a contemporary walk-in shower enclosure.

Residents benefit from the maintenance of common grounds, buildings insurance, and access to the Telecare Community Alarm System, providing peace of mind with 24-hour emergency assistance with an onsite manager. Heating is provided by efficient modern electric storage heaters, and a communal TV aerial serves the development. Perfect for those wishing to downsize without compromise, this exceptional home combines style, comfort, and convenience in one of Edinburgh's most desirable residential areas.

- Immaculately presented and recently renovated throughout.
- Stunning views over George Watson's College playing fields.
- Stylish shower room with walk-in enclosure.
- Two spacious bedrooms, main room with fitted wardrobes and second bedroom with storage cupboard.
- Loft access through hall way cupboard.
- Community alarm system and well-maintained communal areas
- Independent living environment with a welcoming community feel
- Hireable communal living room, perfect for guests.
- Room for a potential stair lift

Please note retirement property suitable for those 55+

PRICE & VIEWING: Offers over £245,000

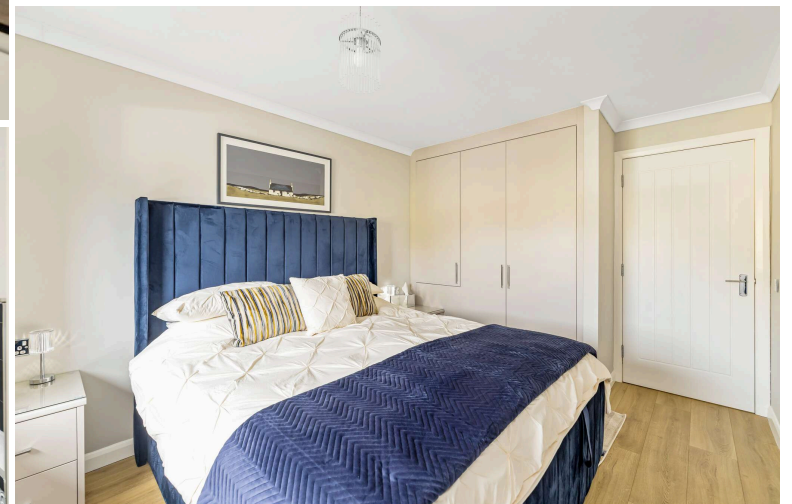
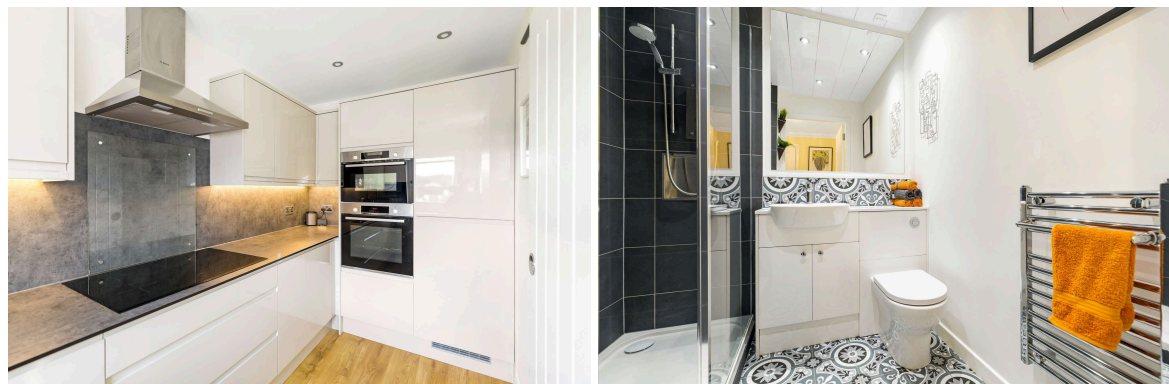
www.warnersllp.com or call us on 0131 667 0232.

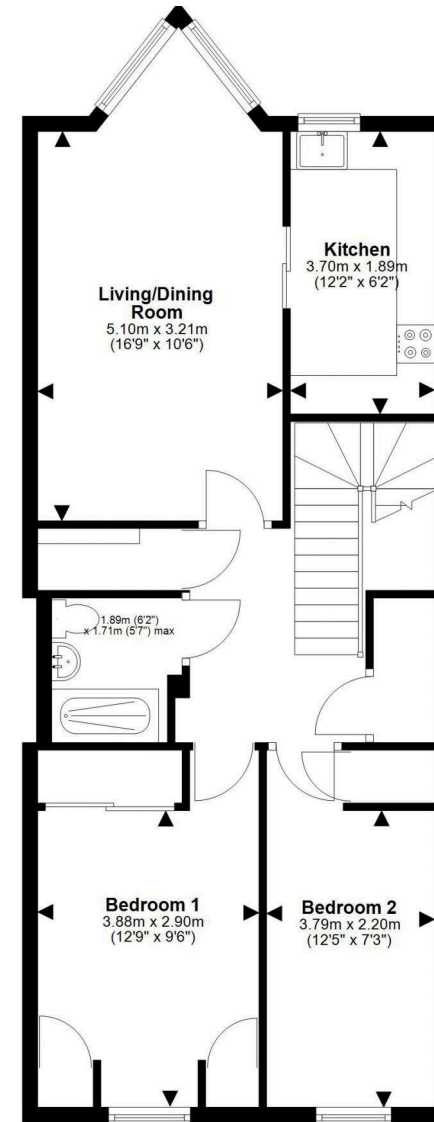
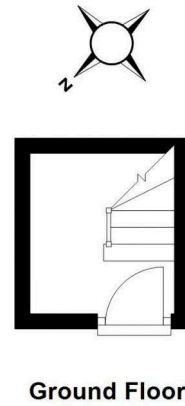


Council Tax D. Energy Rating C.
Factor fee payable to Lorimer Property Management - 1 Redwood Crescent, East Kilbride, G74 5PA, approx. £167 per month.

All fixtures, fittings, blinds, and integrated kitchen appliances (washing machine, fridge/freezer, Bosch oven, Bosch microwave oven combo and Bosch hob and extraction fan), excluding light fittings and TV brackets will be included in the sale.

The prestigious Craiglockhart area lies to the south of the City Centre. There is a good range of shopping outlets in Craiglockhart itself, including a Tesco Express, with a Tesco Superstore available at nearby Colinton Mains. Further speciality shops can be found at Brunstfield and Morningside, both locations being easily accessible. Leisurewise, the choice is excellent, whilst for the sports conscious there is Meggetland Sports Complex, Craiglockhart Leisure and Tennis Centre, golf courses, Craiglockhart Local Nature Reserve and pleasant walks along the Union Canal Walkway which links to Edinburgh's cycle path network. The Galleon Club at George Watson's College is also a local amenity with access to a gym and swimming pool. Schooling is well represented from nursery to senior level and Napier's Craiglockhart Campus is a short journey away. An efficient public transport network operates to most parts of the town and Slateford Railway Station is also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.