



7/6 Perdrixknowe

82 Colinton Road, Edinburgh, EH14 1AF



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63sqm

EPC

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AS Anderson
Strathern

7/6 Perdrixknowe

82 Colinton Road, Edinburgh, EH14 1AF

7/6 Perdrixknowe is a well-proportioned, lower ground floor, two bedroom flat within a purpose-built retirement development, offering comfortable, level accommodation with a practical and welcoming layout throughout.

The flat is entered via a generous central hall with excellent built-in storage. To the front is a particularly spacious living and dining room, comfortably accommodating both seating and table space and benefitting from a wide bay window that draws in good natural light. The kitchen is positioned off the living room and is neatly arranged with a range of wall and base units, ample worktop space, and room for freestanding appliances.

There are two bedrooms, both well sized and flexible in use. The larger principal bedroom is fitted with mirrored wardrobes, while the second bedroom would suit use as a guest room or hobby room. A modern, fully lined wet-room style shower room completes the accommodation, finished with a walk-in shower, wash basin, and WC.

The property further benefits from lift access, double glazing, and electric heating. The development enjoys well maintained communal gardens overlooking Union Canal, residents' parking, a shared lounge, and an adjoining conservatory, all overseen by a factor. Overall, the property offers comfortable, manageable living within an established and well-regarded retirement setting.

Property features

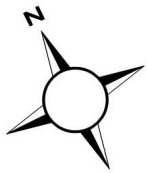
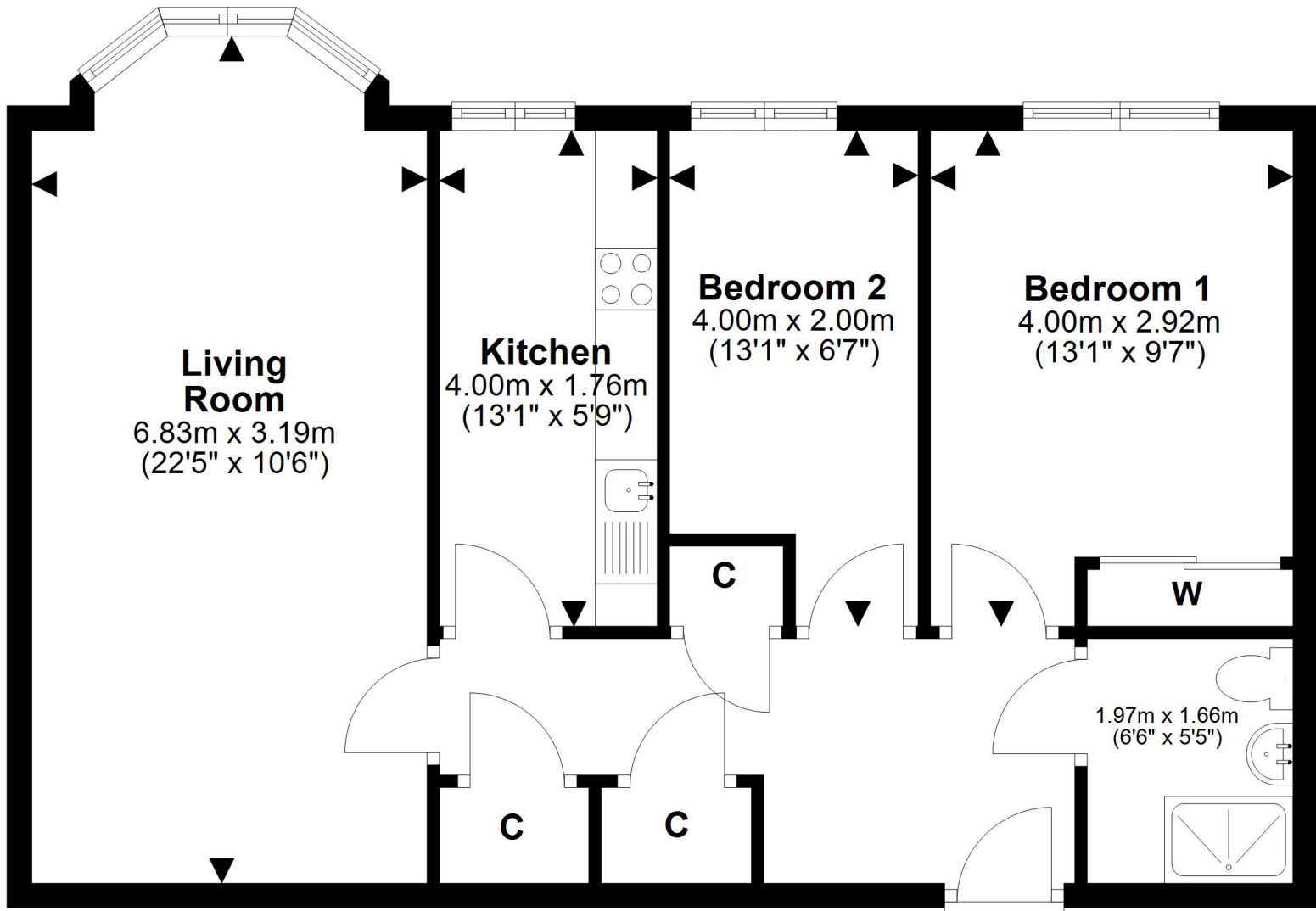
- Retirement property
- Factored development
- Excellent storage
- Modern wet room with shower
- Lift access
- Double glazing
- Electric heating





Location

Craiglockhart is a well-regarded and established residential area to the south of Edinburgh city centre. A good range of everyday amenities is available nearby, including a Tesco Express, post office, pharmacy, dental practice, and health centre. The neighbouring districts of Morningside and Bruntsfield are also within easy reach and provide a wider selection of independent shops, cafés, and restaurants. The area is particularly well-served for outdoor and leisure pursuits. Harrison Park and Colinton Dell offer attractive green spaces with level and scenic walking routes, while the Water of Leith Walkway provides a peaceful setting for exercise. Craiglockhart Leisure Centre is close at hand and has a swimming pool, gym facilities, fitness classes, and an indoor tennis centre. Several golf courses are nearby, including Merchants of Edinburgh and Kingsknowe. Public transport links are excellent, with regular bus services providing access to the city centre, as well as rail connections from nearby Slateford station. The area is also well-placed for access to the City Bypass.



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.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band E

The development is factored by Trinity Factors. The cost for the period between 1/1/2026 and 31/12/2026 is £2,764.93, which includes ground maintenance, buildings insurance, communal electricity & window cleaning, emergency lighting, general repairs & maintenance, call system, Chubb monitoring service, engineering insurance, fire alarm maintenance, ground improvements, house manager costs, management fee, pest control, reserve fund, roof repairs, sundry expenses, and telephone. A breakdown of individual costs is available on request.

Age criteria apply: couples must be aged 55 or over, while single residents must be aged 60 or over for women and 65 or over for men.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. 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 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. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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