

COULTERS[©]

22/4 LANARK ROAD

CRAIGLOCKHART, EDINBURGH, EH14 1TQ

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This impressive two-bedroom top floor apartment forms part of an exclusive development of just four properties, set within the highly desirable Craiglockhart area. Boasting a bright dual-aspect and generous proportions throughout, the home has been finished to an exceptional standard and offers a true turnkey opportunity, ideal for a wide range of buyers seeking stylish living within easy reach of the city centre.

The accommodation is centred around a stunning open-plan living, dining and kitchen space, thoughtfully designed for both everyday living and entertaining. This expansive room is enhanced by hardwood flooring, four VELUX windows and large patio doors which flood the space with natural light and provide seamless access to a superb private terrace. Bespoke handmade oak dividers create a sense of separation while maintaining an open, contemporary feel. The modern kitchen is well-equipped with high-quality integrated appliances, excellent worktop space, an island unit and a recessed bar area complete with wine fridge.

KEY FEATURES



A unique top floor flat with two double bedrooms.



Stunning open plan kitchen/dining and sitting room.



Direct access to beautiful private garden with decking, patio and pergola.



Allocated parking space within garage.



Lovely country walks nearby along Water of Leith.



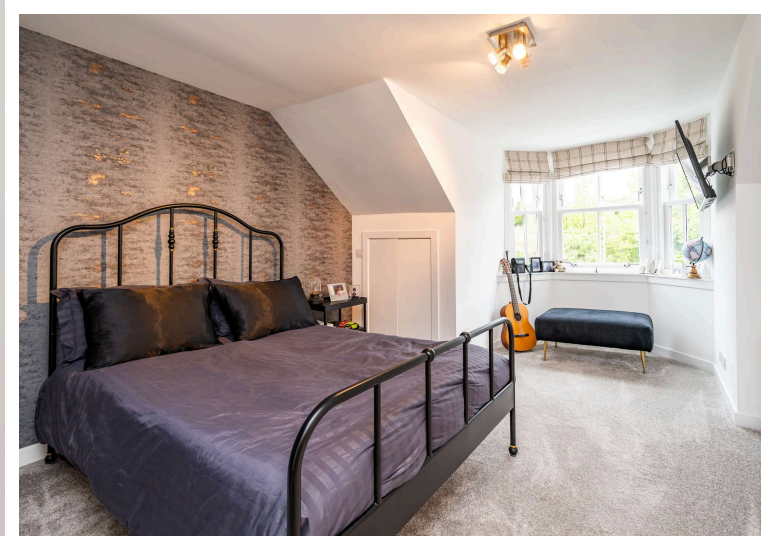
Excellent bus service into the city centre.



EPC Rating - C



Council Tax Band - E



The principal bedroom is a spacious, south-facing double featuring a walk-through wardrobe leading to a beautifully appointed en-suite bathroom. A second generous double bedroom enjoys a bright bay window, fitted storage and bespoke mirrored wardrobes. A stylish shower room with white metro tiling, custom shelving and contemporary fittings completes the internal accommodation.

Externally, the standout private terrace offers a fantastic outdoor retreat, complete with decking, patio areas, pergola and ambient lighting, all enjoying an open outlook. Additional garden ground lies to the side of the property. A secure entry system and an allocated parking space within a garage add further convenience.

The property further benefits from gas central heating, triple glazing to the front and double glazing to the rear, ensuring comfort and efficiency throughout.





THE LOCAL AREA

Just two and a half miles to the south-west of Edinburgh's City Centre, Craiglockhart is a residential suburb which enjoys a tranquil setting on the banks of The Water of Leith. Semi-rural in location, take advantage of picturesque open spaces including walks through the Colinton and Craiglockhart Dell and at Easter Craiglockhart Hill Nature Reserve. Get active and enjoy recreational activities at The Dalmahoy Golf and Country Club, Midlothian Snowsports Centre, and renowned golf courses. Craiglockhart Leisure and Tennis Centre is nearby with tennis, squash, and badminton whilst the Meggetland Sports Complex has extensive sports pitches.

There are convenience stores and a variety of dining amenities to enjoy in the locale. Larger shopping needs are met at Asda at Chesser and at Edinburgh West Retail Park which has an M&S Food and an Aldi amongst other shops.

Heriot-Watt University, Napier University, and Edinburgh College are all close by. Local schooling includes Oxfgangs Primary School and Firrhill High School. Private school options such as George Watson's College, and Merchiston Castle School are a short drive. The City Bypass and the Scottish Motorway network are minutes away connecting you to Edinburgh International Airport and The Queensferry Crossing. There is a tram stop at Saughton, and the efficient bus and rail network that includes Slateford Train Station, takes you swiftly into Edinburgh City Centre.

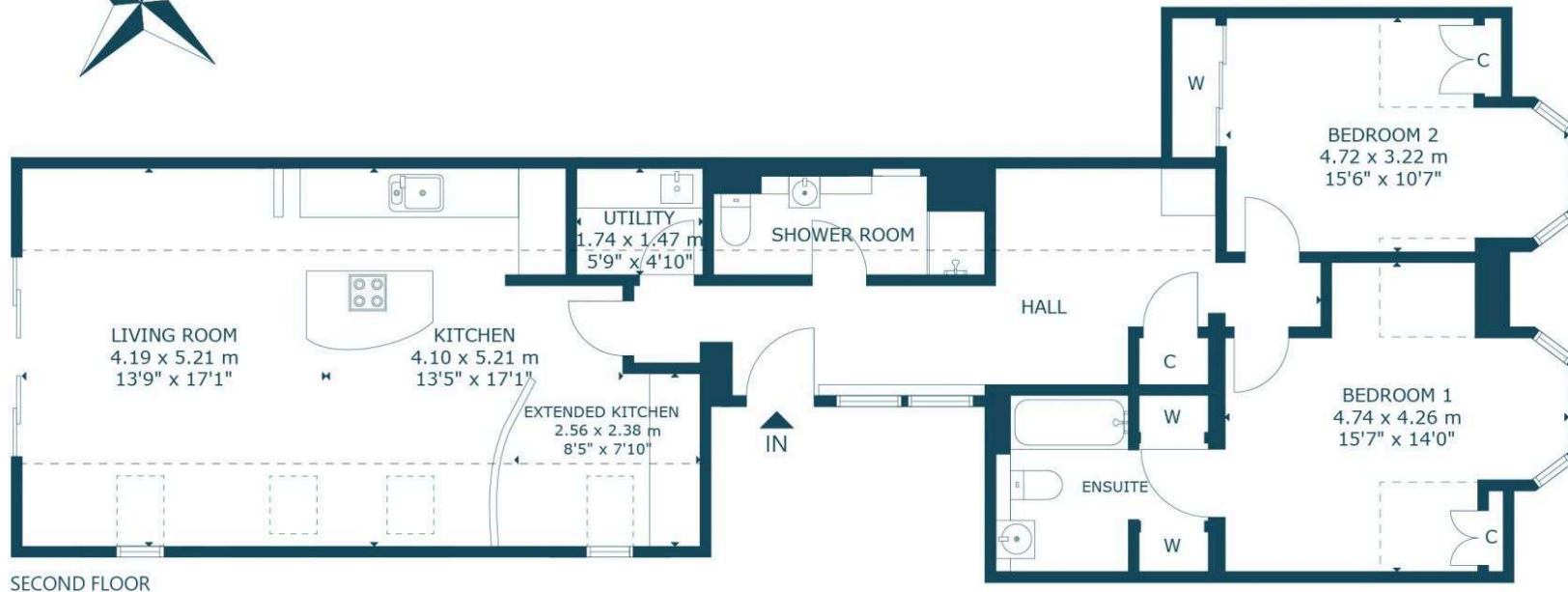
EXTRAS

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



HOME REPORT VALUATION: £420,000





SECOND FLOOR

22/4 LANARK ROAD, CRAIGLOCKHART, EDINBURGH, EH14 1TQ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 1,210 SQ FT / 112 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.