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Offers Over

£220,000

59/11 Craiglockhart Avenue

Craiglockhart | Edinburgh | EH14 1LS

Beautifully presented, this one-bedroom third floor flat forms part of a sought-after modern development in Craiglockhart. Benefiting from lift access, allocated parking, and well-maintained landscaped grounds, the property is ideally positioned close to excellent amenities and convenient transport links, making it perfectly suited to first-time buyers, professionals, and those looking to downsize.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  Allocated parking
-  EPC Band - B
-  Council Tax Band - D



Description

The accommodation opens with a welcoming entrance hallway, featuring a large storage/cloak cupboard along with a separate utility cupboard providing space for additional freestanding white goods. The heart of the home is the impressive lounge/kitchen/diner – a bright and airy open-plan space offering ample room for both living and dining furniture. A double Juliet balcony allows natural light to flood the room while offering a lovely leafy outlook. The stylish fitted kitchen is well-appointed with a range of integrated appliances, under-unit lighting, and coordinated splashback panelling in keeping with the worktop finish. The bedroom is a well-proportioned double, also benefitting from a Juliet balcony with the same attractive outlook, and provides excellent space for freestanding furniture and flexible arrangements. The contemporary bathroom is fitted with a shower over bath, electric heated towel rail, partial tiling, and a sleek wall-to-wall mirror.

Further benefits include a secure entry system with camera, passenger lift, gas central heating and double glazing throughout.

A factoring arrangement will be in place to manage and maintain the communal areas, including shared buildings, external grounds, stair cleaning, lift servicing, and buildings insurance. The appointed factor will be Redpath Bruce, with associated costs yet to be confirmed.



Gardens & Parking

Externally, the development is surrounded by attractive communal gardens, with additional benefits including a residents' car park with one allocated parking space, and shared bin and bike storage facilities.

Extras

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

Viewing

By appointment through Neilsons 0131 625 2222.





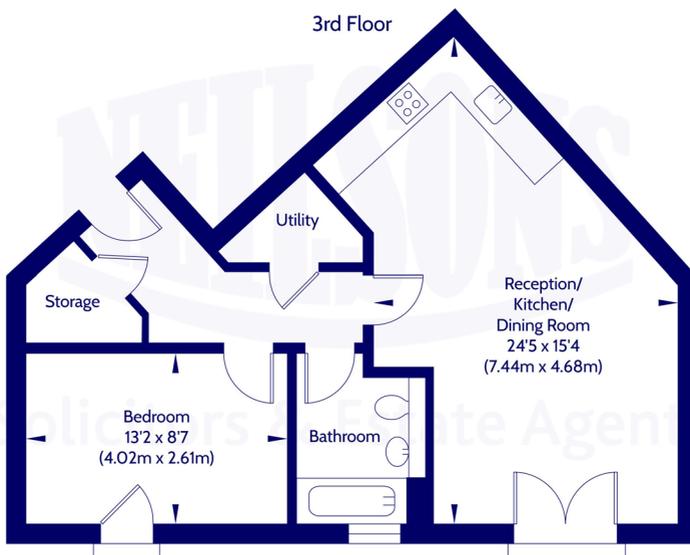
Location

Located in the leafy and peaceful suburb of Craiglockhart, approximately 3 miles southwest of Edinburgh City Centre. This prestigious and much sought-after area offers the ideal location for families with a wide choice of schools available close by including George Watsons College, Merchiston Castle School and well-regarded state schools. In addition, the well-regarded Edinburgh Napier University is just around the corner. Local shops and services are available within easy walking distance to provide for day-to-day needs, with a wide choice of further shopping and supermarkets available within a short drive including Edinburgh West Retail Park, Sainsbury's and a 24-hr Asda. Recreational facilities in the area abound with Colinton and Craiglockhart Dells, Craiglockhart Hill and viewpoint, walks to the Union Canal and a vast choice of sporting clubs, gyms and facilities all close at hand. Excellent local bus services provide swift access to the city centre and surrounding areas and by car, the city bypass and central motorway network can be quickly reached. Slateford train station is just a short walk away, offering access to Haymarket and Edinburgh Waverley in around 10 minutes, as well as direct services to Glasgow.





Approx. Gross Internal Floor Area 54 Sq M / 576 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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