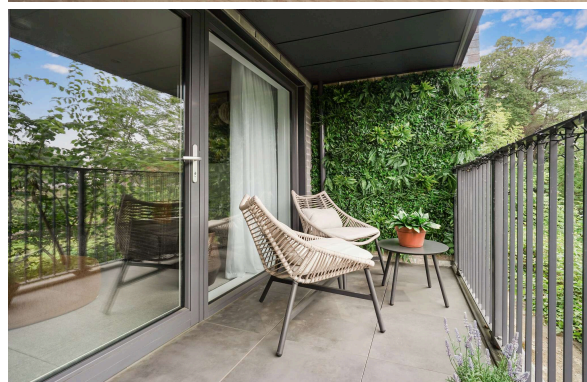




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29/3 Lanark Road  
CRAIGLOCKHART | EDINBURGH | EH14 1TS

**warners**  
solicitors & estate agents



## 29/3 Lanark Road

Craiglockhart | Edinburgh | EH14 1TS

Warners are delighted to present this immaculate two-bedroom ground floor apartment, set within a sought-after modern development in the highly desirable Craiglockhart area of Edinburgh. Boasting spacious, beautifully presented accommodation in true move-in condition, and positioned moments from excellent local amenities and convenient transport links, this exceptional home is sure to appeal to a wide range of buyers.

The accommodation comprises a secure entry system with lift access to all levels, leading to a welcoming entrance hallway complete with three generous storage cupboards. At the heart of the home is the impressive open-plan lounge, dining and kitchen area, offering a bright and spacious living environment ideal for both relaxing and entertaining. Patio doors open onto a private balcony, where picturesque views over the Water of Leith create a peaceful and tranquil outdoor retreat. The contemporary kitchen is fitted with a stylish range of wall and base units and benefits from Siemens integrated appliances which include electric oven, dishwasher, microwave and fridge freezer.

There are two generously proportioned double bedrooms, both featuring full length windows and built-in wardrobes providing excellent storage. The principal bedroom further benefits from a sleek en-suite shower room, complete with a luxurious rainfall shower. A modern family bathroom serves the property and is fitted with a shower over the bath, alongside a heated towel rail for added comfort.

Further benefits include gas central heating, using the Ideal Halo management app, triple acoustic glazing to principal rooms, a private allocated parking space, secure bicycle storage and an external bin store. Combining stylish modern living with a peaceful riverside setting in one of Edinburgh's most desirable residential areas, this outstanding property offers an excellent opportunity for first-time buyers, professionals, downsizers, or investors alike.

Council tax band: F, energy rating: B | Factor: Taylor & Martin, deposit £400, Charges c.£130 p/m

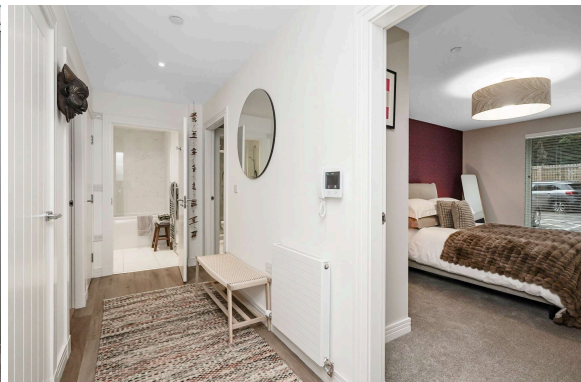
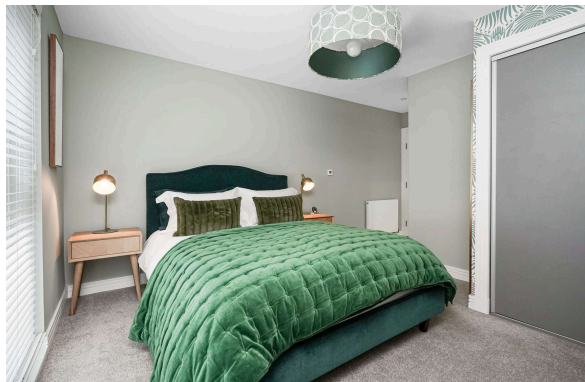
Extras include: all blinds and curtains | Not included: light fitting in 2 bedrooms, above dining table and the separate washer/dryer.

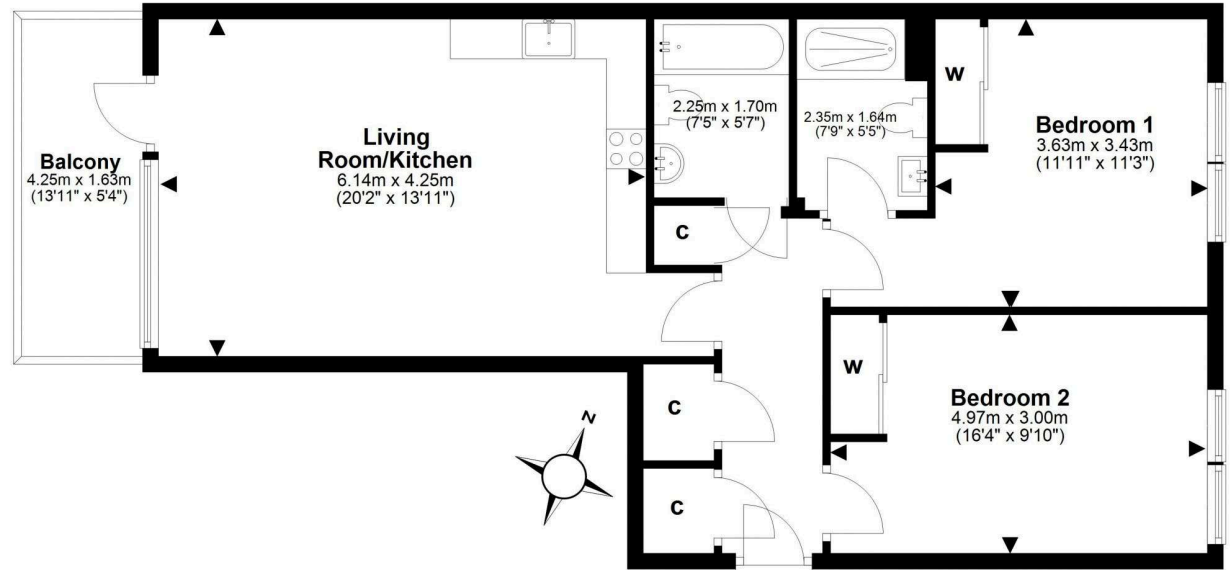
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The prestigious Craiglockhart area lies to the south of the City Centre. There is a good range of shopping outlets in Craiglockhart itself, including the nearby Sainsburys and M&S Foodhall at Edinburgh West retail park. 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 and pleasant walks along the Union Canal Walkway which links to Edinburgh's cycle path network. 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.

- Immaculate two-bedroom apartment presented in true move-in condition
- Highly sought-after Craiglockhart location close to excellent amenities and transport links
- Bright open-plan living space with private balcony overlooking the Water of Leith
- Two spacious double bedrooms with full-length windows and built-in wardrobes
- Stylish principal bedroom with modern en-suite shower room
- Private allocated parking, lift access, secure bike storage and excellent modern conveniences





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.