NEILSONS

Solicitors & Estate Agents

Fixed Price

£350,000

67/4 Craiglockhart Terrace

Craiglockhart | Edinburgh | EH14 1HX

An exceptionally appealing first floor flat, peacefully tucked away on a leafy cul-de-sac moments from Easter Craiglockhart hill reserve and close to a wide range of beautiful outdoor spaces. Well suited to the professional couple or downsizer, the property is in immaculate move-in condition throughout and boasts its own single garage.

- 2 bedrooms
- 1 public room
- 2 bathrooms
- Residents parking and single garage
- Shared gardens
- EPC rating – C
- Council tax band- E

Description

This impressive, beautifully presented first floor flat is located in a peaceful cul-de-sac and benefits from a lovely leafy outlook to the rear and a single garage. The flat is accessed via secure entry and briefly comprises: entrance hallway with built-in storage cupboard, comfortable dual aspect reception/dining room with carpeted floor, focal wall mounted gas fire, coving and fresh neutral décor, well equipped kitchen/breakfast room which has been fitted with a range of modern base and wall mounted units, complete with high quality granite worktops and a variety of integrated appliances, south facing principal bedroom with fitted wardrobes and stylish en-suite shower room, second good sized southerly facing bedroom with storage, and attractive family bathroom with contemporary three piece white suite, tiling to walls and over-bath shower/ splash screen.

Extras

All floor coverings, blinds, light fittings (with the exception of those in the bedrooms) and integrated appliances will be included in the sale.

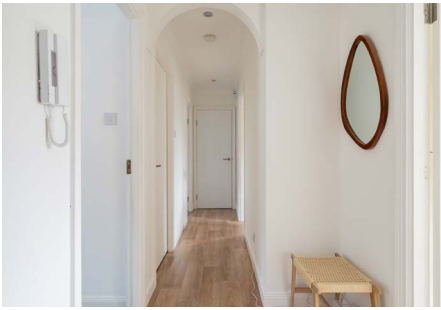
Gardens, Parking and Factor

There is a beautifully kept communal garden, exclusive to residents of number 67, located to the rear of the building comprising lawn, bushes and well stocked planted beds. Residents parking is located to the front, and the property also benefits from a private garage, providing excellent overspill storage/secure parking.

A factoring agreement is in place for the upkeep of the communal areas. This is currently with James Gibb and is £95 per month.

Viewing

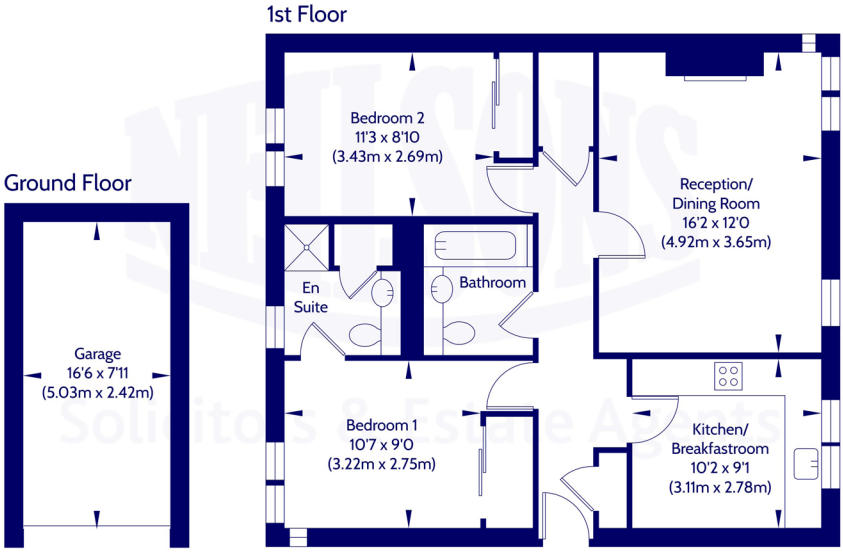
By appointment through Neilsons (0131 625 2222).



Location

Craiglockhart is a highly desirable location lying to the south of Edinburgh City Centre, offering a strong sense of community and an excellent range of local amenities. Everyday shopping is available in Craiglockhart and Bruntsfield, with major supermarkets also within easy reach. The area boasts a number of attractive green spaces and nature trails, including Wester and Easter Craiglockhart Hills, the Union Canal, and the Water of Leith Walkway, which leads to Colinton Dell and the Pentland Hills Regional Park. The area is well-served by public sports facilities such as the Craiglockhart Leisure & Tennis Centre and the Meggetland Sports Complex, which features a gym, café, and a variety of pitches and services. The location also benefits from excellent transport links, including regular bus services and easy access to the City Bypass, making it an ideal base for commuters.

Approx. Gross Internal Floor Area 68.76 Sq M / 740 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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