

COULTERS<sup>©</sup>

# PLOT 45A LANARK ROAD

CRAIGLOCKHART, EDINBURGH, EH14 1TL

 5 BED  4 BATH  2PUBLIC





## TAKE A LOOK INSIDE

A rare opportunity to acquire an idyllic residential plot extending to just under half an acre, with full planning permission in place for an impressive contemporary family home of approximately 375 sq m. Plot 45A is situated in a secluded and highly desirable setting on Lanark Road, Craiglockhart, surrounded by mature trees and greenery beside the Water of Leith, while remaining within easy reach of Edinburgh city centre.

## KEY FEATURES



Planning permission for impressive detached house.



Five bedrooms plus cinema room.



Rarely available plot spanning just under half an acre.



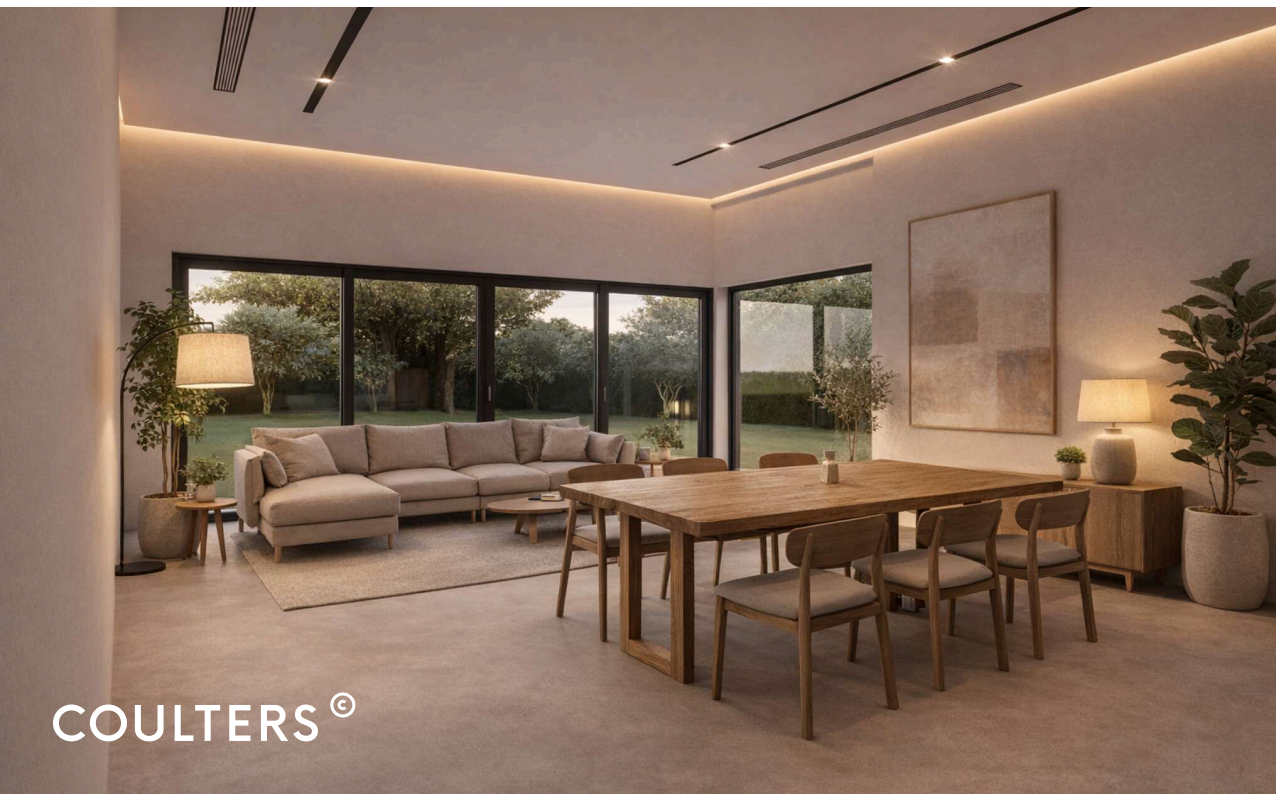
Full services already in place.



Permission for double garage and private driveway.



Highly unique location beside the Water of Leith.







Planning permission has been granted for a substantial five-bedroom detached dwelling, designed to provide generous and flexible family accommodation. The proposed layout centres around a large open-plan kitchen, dining and living space, complemented by a cinema room. The principal bedroom benefits from a delightful terrace, a dressing room and en suite, with the further bedrooms supported by either a Jack and Jill en suite or family bathroom. Practical elements include a double garage with plant room and garden store.

The plot benefits from services already in place and offers an excellent balance of privacy and convenience, with the surrounding mature landscaping creating a peaceful, leafy environment. Once completed, the property will provide a superb modern home in a truly unique setting.







## 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.

Larger shopping needs are well catered for with both a large Sainsbury's and Asda just a short stroll away. Heriot-Watt University, Napier University, and Edinburgh College are all close by. Local schooling includes Longstone 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.

Further information available on the Edinburgh Council Planning Portal via the following reference: 14/03246/VARY / 14/03246/FUL

## DIRECTIONS

When inputted into Google Maps, the following coordinates will direct you to the site : 55.921942, -3.249423. What3words are: result.jazzy.pushy.

\*Some images shown are computer-generated for illustrative purposes only. Floor plan measurements are approximate and are provided as a guide only.









PLOT 45, LANARK ROAD, CRAIGLOCKHART, EH14 1TL  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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## 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.