McDougall McQueen
solicitors & estate agents

31 Allan Park Drive, Edinburgh, EH14 1LW

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Welcome

Welcome to Allan Park Drive, a well-presented two/three-bedroom end terraced, extended property situated within the highly sought-after Craiglockhart area of Edinburgh. Offering bright and spacious accommodation throughout, this attractive family home benefits from newly installed double-glazed windows, gas central heating. Externally, the home enjoys private gardens to the front and rear, providing ideal outdoor space for relaxing and entertaining. A private driveway offers off-street parking, with additional unrestricted on-street parking readily available nearby. Allan Park Drive is quietly positioned within the popular Craiglockhart district, well placed for a variety of local amenities, reputable schooling, and excellent transport links to Edinburgh City Centre and surrounding areas. Nearby green spaces, walking routes, and leisure facilities further enhance the appeal of this desirable residential location. Early viewing is highly recommended to appreciate the accommodation and location on offer

- Entrance hallway
- Rear hallway with excellent storage
- Front facing living/dining room featuring a wood burning stove
- Fully fitted kitchen with integrated appliances
- Three bedrooms, one used as a family room/office
- Modern shower room located on the ground floor
- Family bathroom located on the upper level
- Loft storage accessed by a fixed ladder
- Gas central heating
- Recently installed double glazing (2025)
- Gardens to the front and rear
- Driveway with on street parking available

Craiglockhart

Craiglockhart is a highly desirable residential area situated to the south-west of Edinburgh City Centre, renowned for its leafy surroundings, excellent amenities, and convenient transport links. The area offers a superb selection of local shops, cafes, and recreational facilities, with nearby Colinton and Morningside providing a wider range of boutique shopping, restaurants, and supermarkets. The area is particularly popular with families and professionals alike due to its reputable schooling options, abundance of green open spaces, and excellent leisure opportunities including Craiglockhart Leisure and Tennis Centre, golf courses, and scenic walks along the Union Canal and nearby Pentland Hills. Regular bus services and easy access to the City Bypass ensure excellent connectivity to Edinburgh City Centre, Edinburgh Airport, and surrounding areas, making Craiglockhart an ideal location for commuters seeking a balance of city living and suburban tranquillity.

Extras

The integrated kitchen appliances, metal bike store, heat pump tumble dryer, garden storage unit, curtains, blinds and fitted floor coverings are included.

Get in touch

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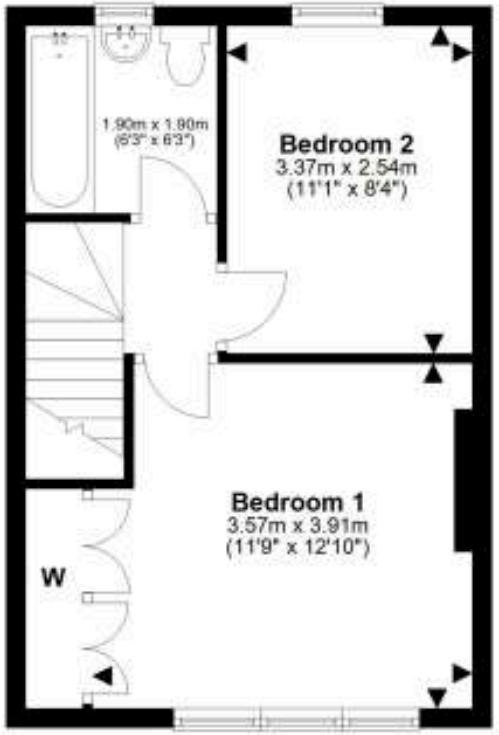
espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

Ground Floor



First Floor

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.