

Jardine Phillips
Solicitors • Estate Agents

CRAIGLOCKHART

FLAT 7, 50 CRAIGLOCKHART LOAN
EH14 1JQ



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EPC RATING: C

OFFERS OVER £325,000

PROPERTY DESCRIPTION

- Hallway with access to handy utility room and guest cloakroom with wc
- Large lounge with outlook over the gardens and double doors to
- Kitchen/dining room with wide range of fitted units & appliances and space for dining & entertaining
- Dual aspect principal bedroom suite with dressing area leading to
- Ensuite bathroom with bath with shower over, sink & wc
- Second bedroom with fitted wardrobe leading to
- Ensuite shower room with shower, sink & wc
- Gas central heating from condensing combi boiler located in the dressing room (updated 3 years ago)
- Timber double glazed casement windows
- Exceptionally well-maintained communal garden grounds surrounding the development
- Residents' parking
- Hacking & Paterson manage the development – last year the cost was around £2,000 to include maintenance of the building & grounds, block buildings insurance & one off maintenance issues



VIEWING

Please call

Jardine Phillips

0131 4466850



LUXURY TWO BED TWO BATH SECOND FLOOR APARTMENT IN POPULAR CRAIGLOCKHART DEVELOPMENT

Located in this prestigious development is this amazing two bed flat which would make an ideal home for professionals, downsizers or a young family. It has spacious living accommodation including a lounge with double doors through to a well-equipped kitchen/diner. There is a dual aspect principal bedroom suite with dressing area, leading to a large bathroom, a second bedroom with fitted wardrobes and ensuite shower room, together with a guest cloakroom and handy utility room. The property has the added advantage of allocated parking and is surrounded by well-maintained communal gardens. Situated within minutes of numerous retail & lifestyle amenities, with good transport links into the city centre and out to the motorway network.

AREA

Craiglockhart is a well-regarded residential area to the south of the city centre, popular with families and young professionals. There are some great shops on the doorstep, including Tesco & Margiotta, together with a restaurant. A wider range of shopping facilities is available in nearby Bruntsfield & Morningside with their array of supermarkets, independent retailers, coffee shops, bars & restaurants. There are also an excellent range of amenities in the vicinity including the very popular independent Dominion Cinema, Church Hill & Kings Theatres and a number of gyms & leisure facilities at the impressive Fountain Park Leisure Complex & Edinburgh Leisure at Craiglockhart. Harrison Park, Bruntsfield Links and the Union Canal walkway are all nearby providing great walks and outside spaces. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away. The flat is also in the catchment for well-renowned Oxbgangs Primary & Firrhill High Schools and George Watsons is a few minutes' walk away. There are numerous bus services from the main road taking you both into and out of town.

EXTRAS

The blinds/curtains, light fittings, electric hob, double oven, cooker hood, dishwasher, integrated fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£350,000

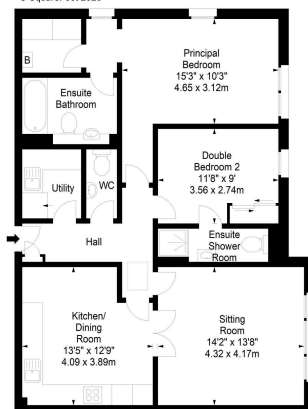


Lounge	14'2 x 13'8 (4.32 x 4.17m)
Kitchen/dining room	13'5 x 12'9 (4.09 x 3.89m)
Bedroom 1	15'3 x 10'3 (4.65 x 3.12m)
Bedroom 2	11'8 x 9' (3.56 x 2.74m)

Craiglockhart Loan,
Edinburgh,
Midlothian, EH14 1JQ



Approx. Gross Internal Area
978 Sq Ft - 90.86 Sq M
For identification only. Not to scale.
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Second Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

