










Fixed Price

**£230,000**

## 59/7 Craiglockhart Avenue

Craiglockhart | Edinburgh | EH14 1LS

Beautifully presented, this one-bedroom second-floor flat forms part of a highly sought-after modern development in the desirable Craiglockhart area. Accessed via a secure entry system with camera and a convenient passenger lift, the property enjoys a peaceful setting within well-maintained landscaped grounds. Its excellent location offers easy access to a wide range of local amenities and superb transport links, making it an ideal choice for first-time buyers, professionals, or those looking to downsize without compromising on comfort or convenience.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band – D



## Description

Internally, the accommodation is thoughtfully arranged and finished in a neutral, contemporary style throughout. The welcoming hallway provides useful storage, leading into a bright and spacious reception room. This inviting living area benefits from dual glazed doors that open onto a charming Juliet balcony, allowing for an abundance of natural light, while laminate flooring and tasteful décor enhance the overall sense of space and comfort. The fitted kitchen is both stylish and functional, featuring a modern two-tone colour scheme across the wall and base units, complemented by matching worktops and splashbacks. Integrated appliances are seamlessly incorporated, and there is ample room for dining, making it a practical yet attractive space for everyday living and entertaining. The generously sized double bedroom is finished with soft carpeting and enjoys the added luxury of a second Juliet balcony, creating a light and airy retreat. The bathroom is fitted with a contemporary three-piece white suite, including a shower over the bath and coordinating tiling, offering both style and practicality.



Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. The development is professionally managed, with a factoring arrangement in place to maintain the communal areas, including the building, landscaped grounds, stair cleaning, lift servicing, and buildings insurance. The appointed factor is Redpath Bruce, with associated costs to be confirmed.

## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens

Externally, residents can enjoy beautifully maintained communal gardens, as well as shared bin and secure bike storage facilities, completing this attractive and well-rounded home.

## Viewing

By appointment through Neilsons (0131 625 2222).





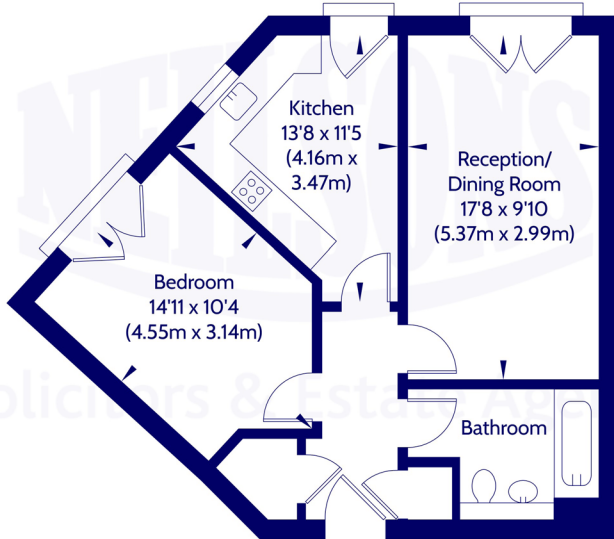
## Location

Located in the leafy and peaceful suburb of Craiglockhart, approximately 3 miles southwest of Edinburgh City Centre. This prestigious and much sought-after area offers the ideal location for families with a wide choice of schools available close by including George Watsons College, Merchiston Castle School and well-regarded state schools. In addition, the well-regarded Edinburgh Napier University is just around the corner. Local shops and services are available within easy walking distance to provide for day-to-day needs, with a wide choice of further shopping and supermarkets available within a short drive including Edinburgh West Retail Park, Sainsbury's and a 24-hr Asda. Recreational facilities in the area abound with Colinton and Craiglockhart Dells, Craiglockhart Hill and viewpoint, walks to the Union Canal and a vast choice of sporting clubs, gyms and facilities all close at hand. Excellent local bus services provide swift access to the city centre and surrounding areas and by car, the city bypass and central motorway network can be quickly reached. Slateford train station is just a short walk away, offering access to Haymarket and Edinburgh Waverley in around 10 minutes, as well as direct services to Glasgow.



Approx. Gross Internal Floor Area 53 Sq M / 565 Sq Ft.

2nd Floor



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.



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