



86/6 Craiglockhart Terrace  
CRAIGLOCKHART | EDINBURGH | EH14 1BA

**warners**  
solicitors & estate agents



## 86/6 Craiglockhart Terrace, CRAIGLOCKHART | EDINBURGH | EH14 1BA

Beautifully presented and upgraded first floor flat located in the well maintained, purpose built sheltered housing development in the sought after residential area of Craiglockhart, located approximately three miles to the south west of Edinburgh City Centre. There is good choice of local amenities including Watsonians gym and swimming pool, lovely walks along the Union Canal, and a large Asda superstore can be found in nearby Chesser.

The property is presented in true walk in condition throughout and comprises of a welcoming entrance hallway with fantastic storage, a bright and spacious living/dining room with a lovely outlook, beautifully appointed modern kitchen fitted with a full range of integrated appliances including an induction hob and self cleaning oven, generous double bedroom with fitted mirrored wardrobes, and a luxurious bathroom with mains shower over bath and vanity sink unit. The property further benefits from updated electrics and energy efficient heating and double glazing and externally, attractive well tended garden grounds with mature trees, flower and shrub beds and paved seating areas. Ample residents' parking is also available. There is an on-site manager, on-call support and emergency pull cords. The development is factoried by Lorimer Property Group and the age restrictions are 55 years and over.

- Beautifully presented first floor flat with lovely views.
- Spacious and bright living/dining room.
- Lovely fitted kitchen with integrated and free standing appliances.
- Luxuriously appointed bathroom with mains shower over bath.
- Energy efficient electric heating and double glazing.
- Residents' parking.
- On-site manager and on call support.
- Guest/Visitor suite available to book.
- 55 years and over.

Council Tax B. Energy Rating C. Factor payable to Lorimer Property Management, approx., £167 per month.

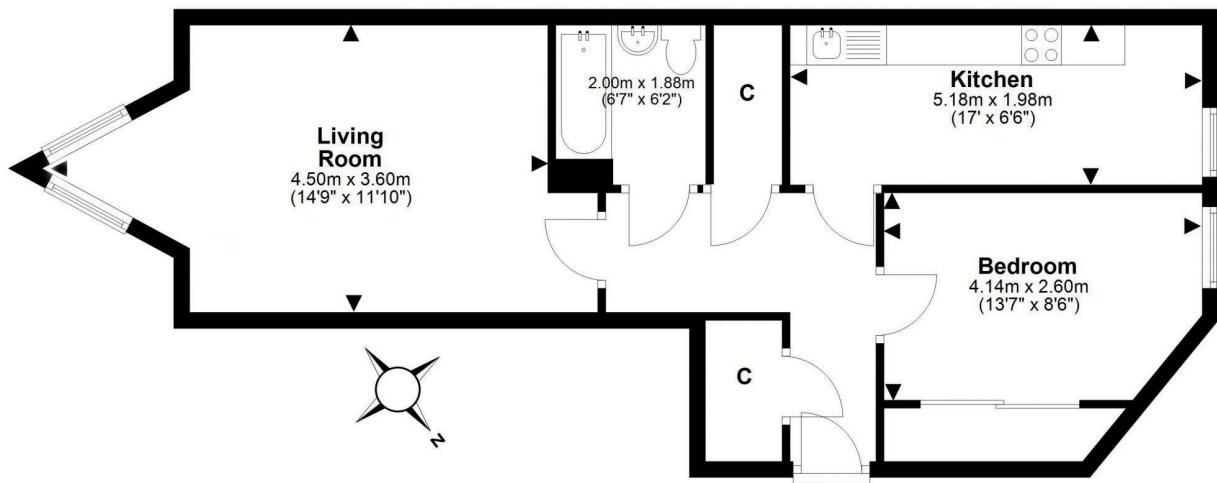
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, curtains, and integrated kitchen appliances will be included in the sale. The standing fridge freezer is available under separate negotiations.

The prestigious Craiglockhart area lies to the south of the City Centre. There is a good range of shopping outlets in Craiglockhart itself, including a Tesco Express, with a Tesco Superstore available at nearby Colinton Mains. Further speciality shops can be found at Brunstfield and Morningside, both locations being easily accessible. Leisurewise, the choice is excellent, whilst for the sports conscious there is Meggetland Sports Complex, Craiglockhart Leisure and Tennis Centre, golf courses and pleasant walks along the Union Canal Walkway which links to Edinburgh's cycle path network. Schooling is well represented from nursery to senior level and Napier's Craiglockhart Campus is a short journey away. An efficient public transport network operates to most parts of the town and Slateford Railway Station is also within easy reach.





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.