

COULTERS[©]

WELCOME TO:

COLINTON ROAD

193/1 Colinton Road, Craiglockhart, Edinburgh, EH14 1BJ



COLINTON ROAD AT A GLANCE:



Popular leafy
Craiglockhart area



Ground floor,
three-bedroom flat



Sought-after
development



Quick transport
links to City Centre



Walking distance of
Craiglockhart Hill



Private external
garage

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

A well-presented three-bedroom, ground floor apartment in a prestigious, Applecross development in Craiglockhart. The spacious and light filled property offers comfortable, flexible, and attractive accommodation now in need of some modernisation. With a private garage, balcony, and landscaped grounds it will make a wonderful home. An array of local amenities, proximity to the city centre and open green spaces add to its appeal and make this a fantastic opportunity.

- Bright, dual aspect corner living room with focal living flame fire set into carved mantelpiece with marble effect insert. Space allows for a variety of furniture configurations all set against a pleasing neutral décor.
- Fitted kitchen with extensive wall and floor units and space for comfortable dining. Features integrated NEFF appliances including dishwasher, washing machine, gas hob and oven, as well as fridge and freestanding freezer.
- Inviting and generous principal double bedroom with enviable walk-in dressing room featuring built-in wardrobes and en-suite bathroom.
- A second comfortable and spacious carpeted double bedroom with built-in wardrobes and ample room for freestanding furniture
- A welcoming third bedroom has French door access out to a private balcony with leafy outlook over to the Craiglockhart Leisure and Tennis Centre.
- Family bathroom with three-piece white suite including wall mounted shower, washbasin built to storage and WC
- Secure entry system, private external single garage and visitors parking to the front with additional on-street parking
- Gas central heating and double glazing throughout





LOCATION, LOCATION, LOCATION:

Craiglockhart is a highly popular residential area situated to the south-west of Edinburgh city centre.

There are a superb range of local amenities including convenience stores, a pharmacy, a post office, a restaurant and more. There is a Tesco Superstore and Sainsbury's five minutes' drive away.

Fantastic recreational opportunities include the Craiglockhart Leisure and Tennis Centre moments away from the property, walks at nearby Craiglockhart Hills and the Hermitage of Braid, and golf at Merchants of Edinburgh Golf Club or

Braid Hills Golf Club. The property is also near to the Union Canal and the Water of Leith which offers picturesque walk and cycle ways.

Local schooling includes Oxbgangs Primary School and Firrhill High School, and private options including George Watsons College and Merchiston Castle School are nearby. It is ideally placed for Edinburgh Napier University.

Regular bus services take you into the city centre from outside Craiglockhart Leisure and Tennis Centre in just over 25 minutes and it is ideally situated for the City Bypass.

VIDEO TOUR:



FLOOR PLAN:



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Approx. Gross Internal Area

1,419 Sq Ft - 132 Sq M

For identification only. Not to scale.

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WE'D LOVE TO HEAR FROM YOU:

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