

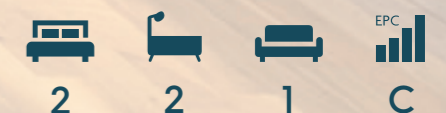


COULTERS<sup>®</sup>

WELCOME TO:

LANARK ROAD

22/4 Lanark Road, Craiglockhart Edinburgh, EH14 1TQ





## LANARK ROAD AT A GLANCE:



Residential  
Craiglockhart location



Two-bedroom modern  
apartment



Open plan living/  
dining/kitchen



Private terrace and  
parking



Minutes from The  
Water of Leith



Excellent amenities  
nearby

## EXTRAS:

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



## A LITTLE BIT ABOUT THE PROPERTY:

An impressive two-bedroom, top floor apartment forming part of a small development containing just four flats. This deceptively spacious, dual aspect home has a stylish open-plan living area that is ideal for entertaining or simply enjoying the pleasant outlook onto the enviable private terrace. In keeping with this impressive room, the rest of the property is also immaculately presented and offers buyers a rare opportunity to purchase a turnkey home on the doorstep of superb outdoor pursuits and just a short journey to the city centre.

- Bright and spacious open living/dining/kitchen featuring bespoke, handmade oak dividers that provide clever, sectional living. The space also features: hardwood flooring, four VELUX windows, and expansive patio doors leading out to the stunning private terrace.
- Modern kitchen and separate, recessed bar area, with ample worktops, island and high-quality integrated appliances including a wine fridge.
- South-facing principal double bedroom with a generous footprint. The walk-through wardrobe leads to a superb en-suite bathroom.
- Second bright double bedroom with bay window, carpeting, built-in storage, and bespoke mirrored wardrobes.
- Shower room with white metro tiles and custom-made shelving, a chrome towel radiator, WC, and washbasin.
- Gas central heating, triple glazing to front and double glazing to the rear.
- Direct access to a private terrace with ambient lighting, decking, patio and pergola offering an open outlook. Further garden ground is located to the side of the property.
- Secure entry system and allocated parking space within garage.









## LOCATION, LOCATION, LOCATION:

Just two-and-a-half miles to the south-west of Edinburgh's City Centre, Craiglockhart is a popular residential suburb which enjoys a tranquil, leafy setting hugged by the Water of Leith. There are an unbeatable selection of local walks available in the immediate vicinity including along the Water of Leith walkway, Union Canal and through the Colinton and Craiglockhart Dells.

The area is also served by excellent sport and fitness facilities at Craiglockhart Leisure and Tennis Centre, the extensive outdoor sports pitches at Meggetland Sports Complex and the state of the art Nuffield Health & Wellbeing facility.

Residents of the district are spoilt for choice when it comes to supermarkets,

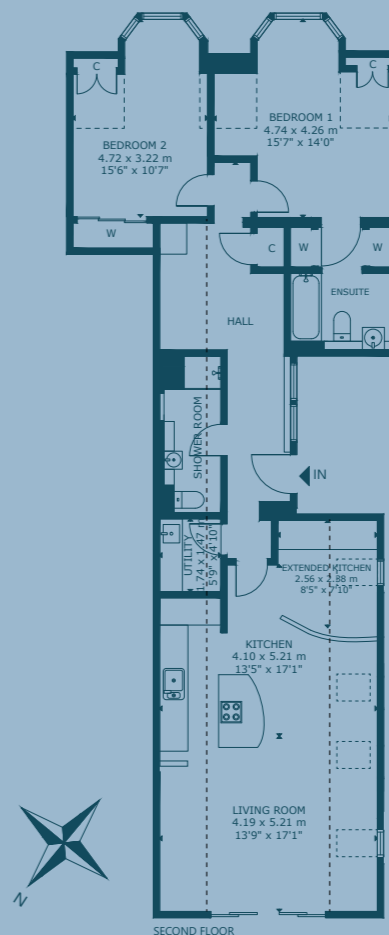
as there is an Asda Supercentre, M&S Foodhall and a Sainsbury's all within a 10-minute walk.

Heriot-Watt University, Napier University and Edinburgh College are all close by. Local schooling includes Oxfords Primary School and Firrhill High School. Private school options such as George Watson's College and Merchiston Castle School are a short drive.

The City Bypass and the Scottish Motorway network are close by, connecting you to Edinburgh International Airport and The Queensferry Crossing. There is a tram stop at Saughton, and the efficient bus network takes you swiftly into Edinburgh City Centre.



## FLOOR PLAN:



22/4 Lanark Road, Craiglockhart, Edinburgh, EH14 1TQ

Approx. Gross Internal Area

1,210 Sq Ft - 112 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
HEAR FROM YOU:

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