



**75/8 Lockharton Avenue**  
**Craiglockhart, Edinburgh, EH14 1BD**

CALL US ON 0131 447 4747

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For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception hall with excellent storage.
- Fabulous living room/dining room with bay window & feature fireplace.
- Stunning views over Craiglockhart Pond.
- Breakfasting kitchen with appliances.
- Utility room off.
- Attractive master bedroom with French doors & Juliet style balcony.
- Fitted storage & en-suite shower room.
- Two further bedrooms with fitted storage.
- Recently installed wet-room.
- Gas central heating.
- Double glazing.
- Common grounds.
- Allocated parking space within secure underground parking.



## GENERAL DESCRIPTION

Superb first floor flat, part of an exclusive development in the highly regarded Craiglockhart district of the city, perfectly positioned for access to a wide range of local amenities and a short journey to the south of Edinburgh City Centre. The property boasts stunning views to the rear over Craiglockhart Pond towards Craiglockhart Hill and would make an ideal purchase for a young family or somebody downsizing and looking to stay within the area

## FACTORING NOTE

The development is factored by Myreside Management at an approximate charge of £275 per quarter. This covers the maintenance of all the communal areas and also the blocks building insurance. The property has an allocated parking space in the secure underground parking, there is an additional quarterly fee for the maintenance of the secure underground parking area of approximately £54.00 per quarter. There is also a car washing station within the underground parking.

COUNCIL TAX BAND -  
TRAIN STATION -  
AIRPORT -  
BUSES -

G.  
APPROXIMATELY 2.8 MILES TO HAYMARKET STATION.  
APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.  
CHOICE OF BUSES AT BUS STOPS NEARBY

## LOCATION

Located in the sought after Craiglockhart area lying to the south of Edinburgh City Centre with excellent amenities close by. There are a range of local shops in Craiglockhart and the nearby districts of Colinton Village and Bruntsfield with the major supermarkets all in close proximity. There are a range of parks within walking distance, and easy access to nature abounds in the form of the Wester & Easter Craiglockhart Nature Reserves, Craiglockhart Pond, the Union Canal (providing tranquil access to the heart of the city) and the Water of Leith walkway (offering convenient access to the picturesque Colinton Dell and the Pentland Hills Regional Park). A wealth of public sports facilities serve the local community in the form of the Craiglockhart Leisure & Tennis Centre and the Meggetland Sports Complex which includes a gym, café, physiotherapy concession and football, hockey and rugby pitches. Schooling is well catered for locally at nursery, primary and secondary level in the public and private sectors. The area is popular with daily commuters into the city and beyond with easy access to the City Bypass and a range of local bus services available.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND FREE-STANDING AUTOMATIC WASHING MACHINE AND TUMBLE DRYER FOR ALL OF WHICH THERE WILL BE NO GUARANTEES. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE FOR NEGOTIATION.



**Lockharton Avenue,  
Edinburgh, EH14 1BD**



Approx. Gross Internal Area  
1263 Sq Ft - 117.33 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Second Floor



**ENERGY PERFORMANCE  
CERTIFICATE RATING B**

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.