



Flat 7, 82 Craiglockhart Terrace, Edinburgh, EH14 1BA

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





McDougall McQueen present to the market this bright and spacious generously proportioned one bedroom first floor flat with a lovely outlook, situated within a popular retirement development with beautifully maintained landscaped grounds. Ideally located close to many local amenities and transport links in the sought after area of Craiglockhart. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with excellent storage facilities.
- Living/dining room pleasantly looking on to the playing fields.
- Breakfasting kitchen equipped with a range of wall and base units with the white goods to be included.
- Good sized double bedroom front facing with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, bath with shower over, panel heater.
- Electric heating.
- Double glazing.
- Secure entry system.
- Landscaped communal grounds.
- Residents parking.
- Minimum age is 55 for residents.
- Guest suite, House Manager, alarm and early morning call.



## Location

Craiglockhart is a highly respected and much sought after residential area lying approximately two miles southwest of the city centre. The city centre is therefore readily accessible by bus, car or simply by strolling along the Union Canal towpath to Fountainbridge. There are clusters of local shopping facilities scattered throughout the area, including a large Tesco Store at Colinton Mains. Leisure options are absolutely first class with Edinburgh Leisure Craiglockhart Sports Complex offering a wide programme of activities, as well as tennis courts and a lake for sailing and canoeing. The Boroughmuir Energy Gym, the Merchants Golf Course, Meggetland Sports Ground and the canal walkway/cycle path are all within a few minutes on foot. Many of the city's finest theatres, cinemas and restaurants are on hand. For those who require to travel out of the city, the bypass may be reached in less than 10 minutes, facilitating swift and easy access to the west side of the city, Edinburgh Business Park, the Royal Bank Headquarters at Gogar, the M8, Edinburgh International Airport, the Queensferry Crossing and the Forth Bridge.

## Extras

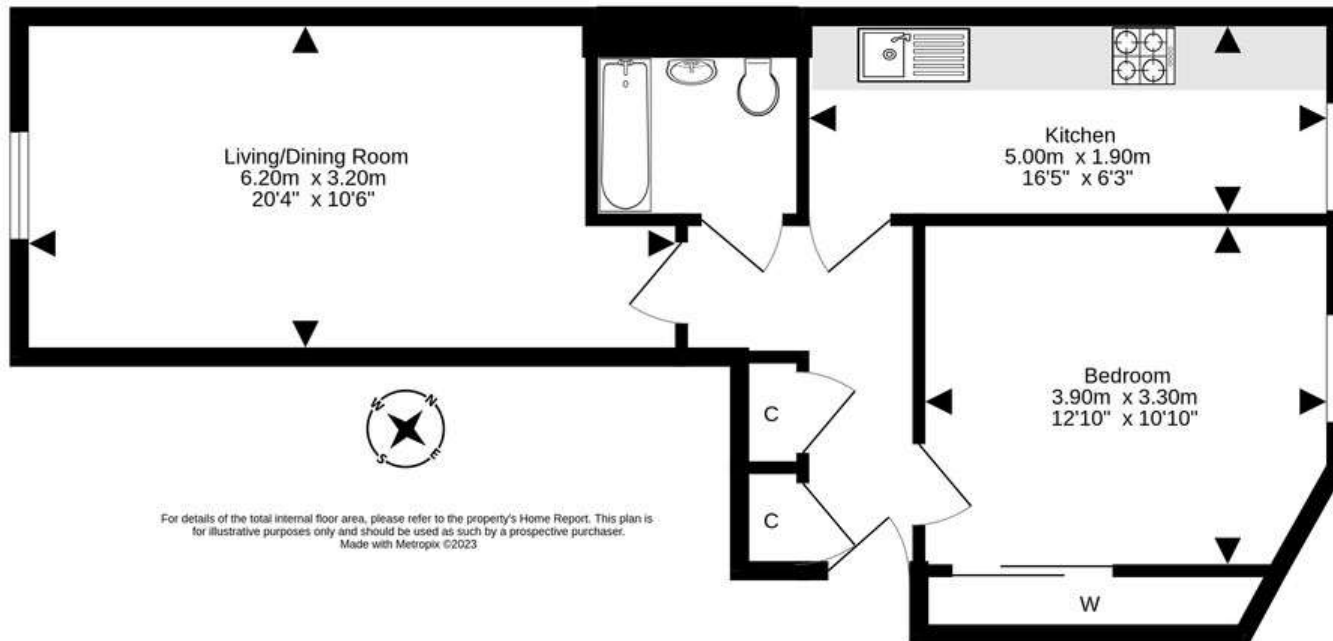
Included in the sale are the kitchen appliances and white goods, fixtures & fittings and all floor coverings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D





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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

