

COULTERS[©]

32/4 GLENLOCKHART ROAD

CRAIGLOCKHART, EDINBURGH, EH14 1BQ

 3 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

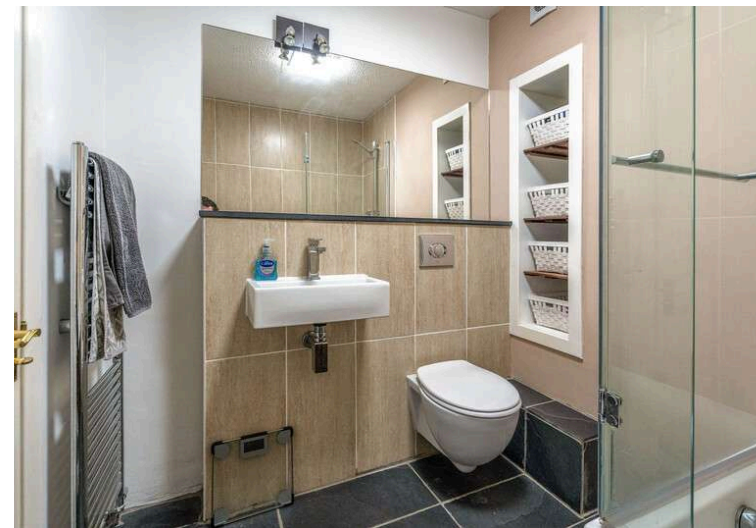
Situated in the sought-after area of Craiglockhart, this stylish 3 bedroom first floor flat with private parking.

The property comprises of a bright entrance hallway with plenty of storage cupboards, bright open plan living/dining room with dual aspect. The kitchen can be entered from the living room and includes an integrated oven, induction hob and cooker.

Three generous double bedrooms with built in wardrobes, the master benefitting from en-suite shower room and a separate generous sized family bathroom with a shower over bath.

KEY FEATURES

-  Well proportioned first floor flat.
-  Well maintained communal gardens.
-  Within walking distance of Harrison Park.
-  Three double bedrooms one with an en-suite.
-  Private residents parking.
-  Excellent local amenities nearby.



The property is surrounded by well maintained communal gardens, resident's car parking and spacious private garage.

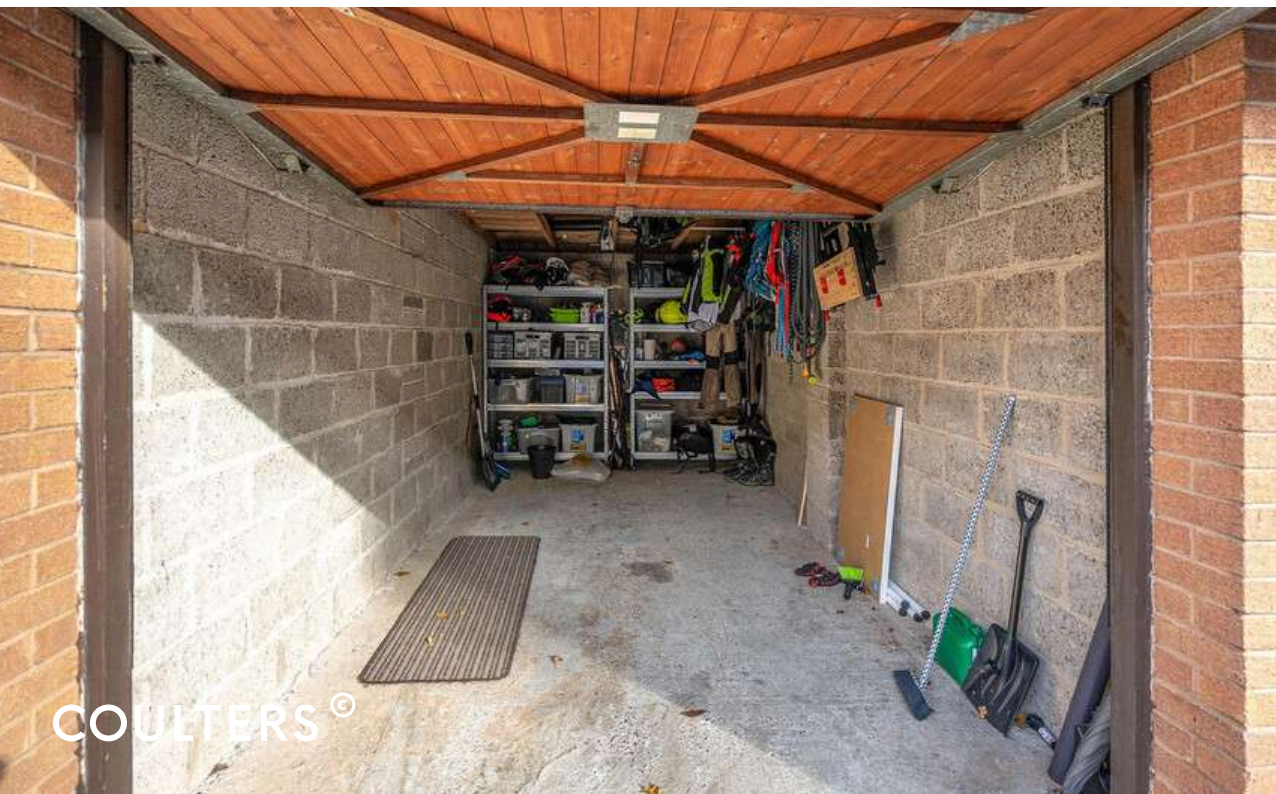
The property is fully double glazed, benefits from gas central heating and a secure door entry system to the building.





THE LOCAL AREA

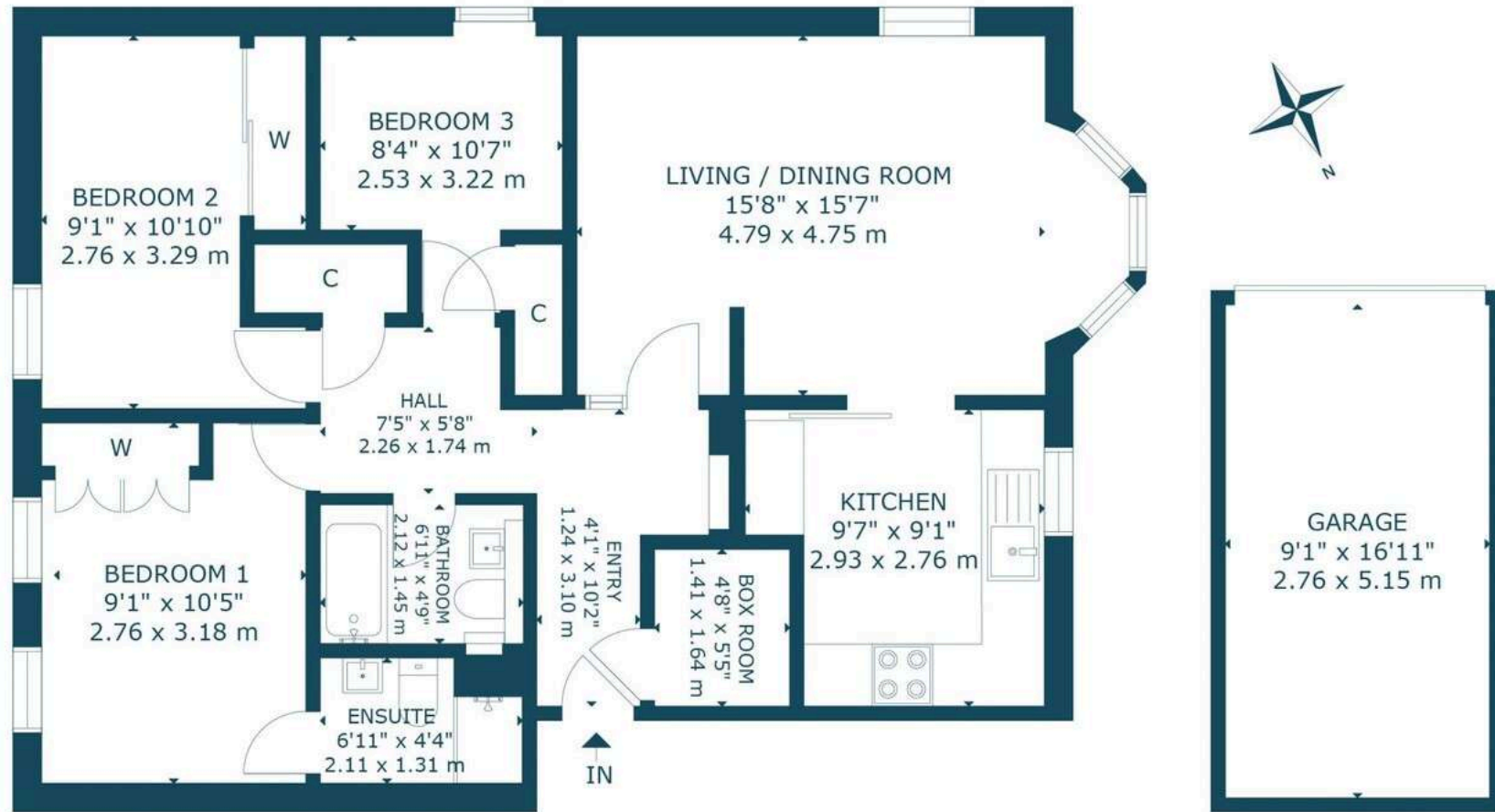
Craiglockhart is situated on the banks of The Union Canal with cycle and walkways, close by is a lovely park area for walking on Craiglockhart Hill along with a quick commute into Edinburgh City Centre. Fantastic leisure amenities are on offer at The Braid Hills Golf Club, Merchants of Edinburgh Golf Club, Craiglockhart Leisure and Tennis Centre, and the Meggetland Sports Complex. Nearby Colinton Road boasts some bustling bars, cafés, and restaurants. Nearby Morningside has a Waitrose and Marks and Spencer Simply Food, along with further excellent dining and retail choices, and the Dominion Cinema and Church Hill Theatre. Local schooling includes Craiglockhart Primary School and Tynecastle High School, with private options such as George Watson's College. Slateford Train Station is a five-minute walk with connections to Edinburgh and Glasgow, and regular bus services take you quickly into the City Centre.



EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price





FIRST FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 846 SQ FT / 79 SQ M GARAGE 153 SQ FT / 14 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.