

**36 Allan Park Drive  
EDINBURGH EH14 1LP**

**Offers Over £350,000**

- Bay window living/dining room featuring gas fireplace and French doors to back garden
- Stylish kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances including coffee bean to cup machine
- Two double bedrooms and single bedroom
- Family bathroom with three-piece suite and mains shower over bath
- Utility room with additional storage units and white goods included in sale and access to W.C
- Hallway with large storage cupboards under staircase
- Gas central heating and double glazing
- Private gardens to front and rear
- Off-street parking



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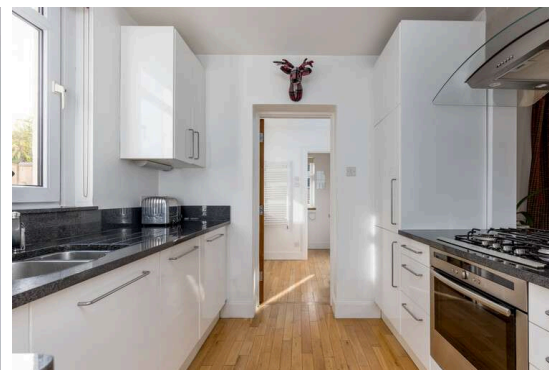
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## Semi-detached Villa

Blair Cadell are delighted to bring to market this superb semi-detached house in the sought after Craiglockhart district of Edinburgh. With superb finishes throughout, the property is in turn key condition and would be ideal for a young family.

The accomodation comprises of a stunning bay window living area with a lovely gas fireplace with marble surround that is the perfect place for evening relaxing and a dining area with access out to the garden through French doors that bathe the room in natural light. A modern kitchen that cleverly links with the dining area fitted with a range of stylish wall and floor mounted units, granite work tops, gas hob and electric oven and integrated appliances including a bean to cup coffee machine. There are two double bedrooms and a single bedroom with the master featuring a large bay window. Family bathroom fitted with a three-piece suite and mains shower over the bath. Utility room with additional storage units and white goods and access to W.C. The hallway has two useful storage cupboards under the stairs and the landing offers access to a partially floored attic. The property benefits from gas central heating and double glazing throughout. A lovely private back garden with a decked area, large garden shed and a range of fruit trees including an apple tree and a lovely private front garden along with off-street parking via a driveway.

The property is located in the highly sought after Craiglockhart District of Edinburgh which lies approximately three miles southwest of the City Centre. On a quiet cul-de-sac, it is a lovely peaceful location with a real country feel. There are excellent local amenities nearby including a Tesco Superstore at Colinton Mains, Sainsburys Superstore at Longstone and a 24 hour Asda Superstore at Chesser. A short drive will take you to the bustling areas of Bruntsfield and Morningside where you will find a wealth of specialty shops, restaurants, and bars. There are some excellent recreational facilities close by including the Craiglockhart Sports and Tennis Club, Kingsknowe and Merchants of Edinburgh Golf Clubs, Nuffield health centre at Chesser and of course the Union Canal which is close by provides scenic walks. Slateford Railway Station is just a 5 minute walk away and Haymarket is also easily accessible. Regular bus services to Edinburgh City Centre and the surrounding areas are also within walking distance. The Edinburgh City Bypass is about 3 miles away providing access to the central motorway network, Edinburgh Airport and the Queensferry crossing.

**Viewing by appointment on 0131 337 1800**

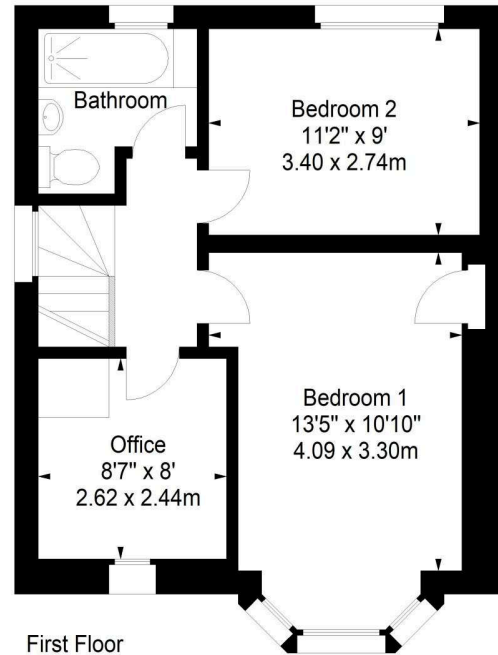
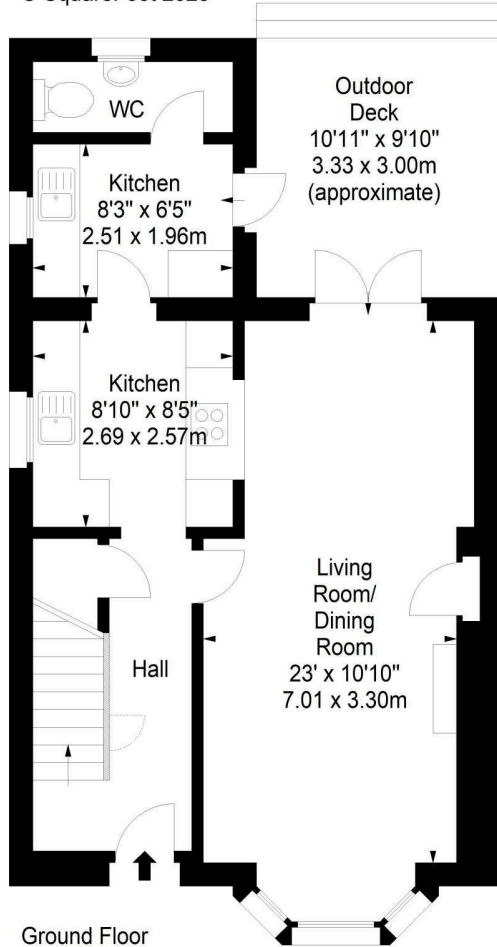




Allan Park Drive,  
Edinburgh,  
Midlothian, EH14 1LP



Approx. Gross Internal Area  
968 Sq Ft - 89.93 Sq M  
For identification only. Not to scale.  
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