



54 Allan Park Drive, Edinburgh EH14 1LP

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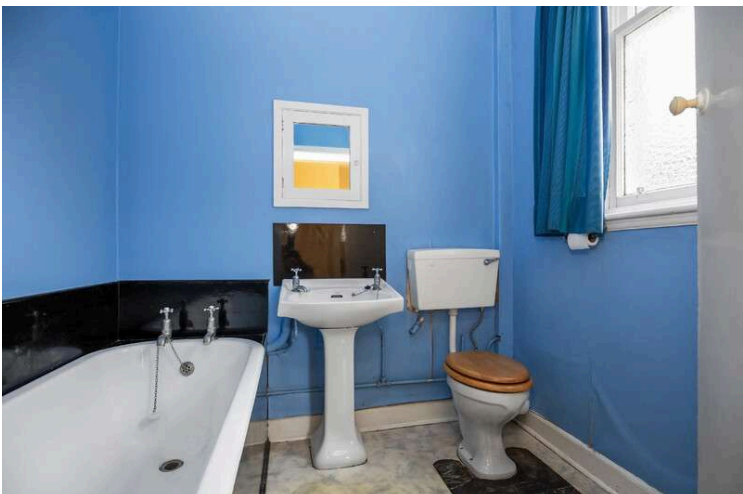




Rarely available this two bedroom semi-detached property offers an excellent opportunity to make your own with modernisation and upgrading required. The property boasts a fabulous south facing garden looking on to the canal, single garage and driveway. The property is ideally located in the sought-after Craiglockhart area of Edinburgh close to many local amenities, schooling and transport links. An early viewing is recommended.

- Reception hallway with under stair cupboard.
- Front facing living room.
- Breakfasting kitchen.
- Front facing double bedroom with large storage cupboard.
- Rear facing double bedroom with two storage cupboards.
- Bathroom comprising WC, wash hand basin and bath.
- Sash and case original windows.
- Single garage and driveway.
- South facing rear garden.
- Private garden to the front





## Location

The property is located in the prestigious Craiglockhart area of Edinburgh, which lies approximately two miles south west of the City Centre. The property is well positioned to take advantage of a good range of shopping outlets including a 24-hour Asda including a Post Office, a Sainsbury's in nearby Longstone and Edinburgh West Retail Park which includes a M&S Food Outlet, Aldi and Costa Coffee. Further amenities can be found in Bruntsfield and Morningside which include hairdressers, shops, banks, coffee shops and postal services, both locations being easily accessible. Leisure and recreational facilities can be found within walking distance which include the Edinburgh Corn Exchange including a Nuffield Health gym, Meggetland and Craiglockhart Sports Centres, Merchant's of Edinburgh golf course and pleasant walks along the Union Canal Walkway which links to Edinburgh's cycle path network. Schooling is well represented from nursery to senior level, both in public and private sectors with Napier University also close on hand. An efficient public transport network operates to most parts of the city and surrounding areas. The City Bypass and main motorway networks are also within easy reach

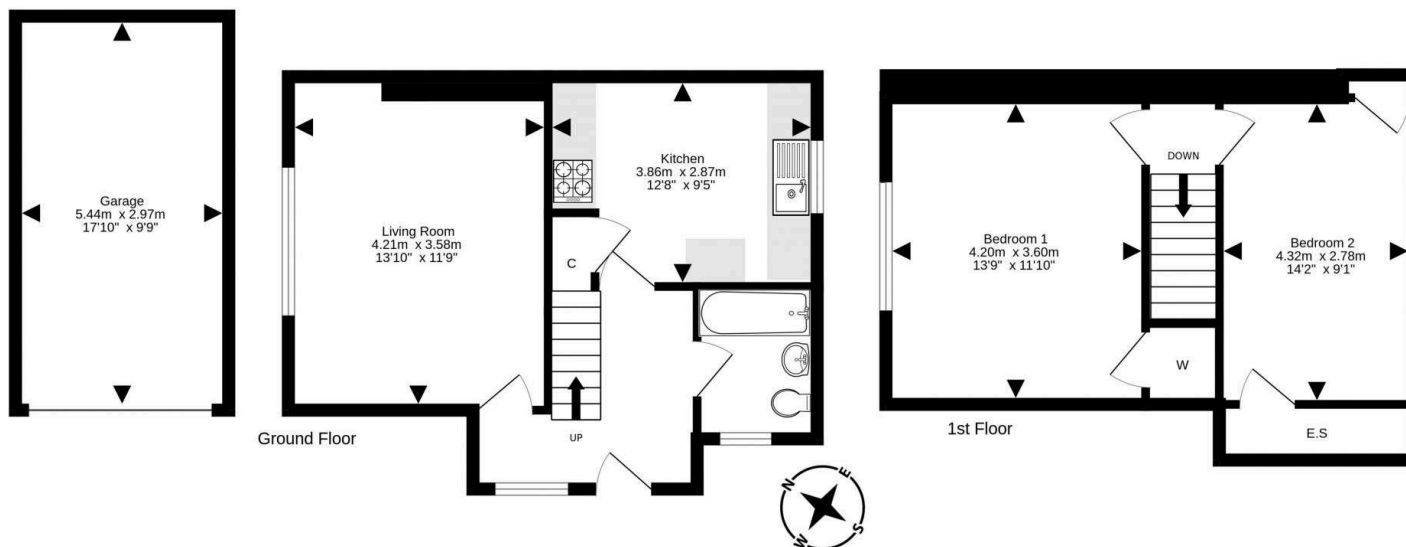
## Extras

The white goods in the kitchen, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

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

EPC Band - F



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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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.

