



COULTERS[©]

7 LOCKHARTON AVENUE

CRAIGLOCKHART, EDINBURGH, EH14 1AY

 4 BED  1 BATH  3 PUBLIC



TAKE A LOOK INSIDE

7 Lockharton Avenue is a well-proportioned Victorian terraced house situated on a quiet residential street in the highly desirable area of Craiglockhart. This attractive stone built home offers bright and spacious accommodation with a flexible layout that also offers scope to be altered, if desired, (subject to consents) to cater to different styles of living.

On the ground floor, this handsome property comprises: sitting room with bay window and focal feature fireplace; further versatile reception room (or fifth bedroom) to rear also with fireplace and direct access to the garden; fitted kitchen with ample worktops and cabinets; and adjoining dining room. Stairs from the dining room lead up to what was once the maid's quarters, but now forms the space for the fourth bedroom/study and a WC. Up the main staircase, there are three double bedrooms including a particularly spacious principal bedroom. The large family bathroom comfortably fits a corner shower and a freestanding roll top bath as well as wash hand basin, WC and chrome towel rail. A sizeable box room off the hall is currently used as a handy laundry room. There is excellent storage throughout the home including within the partially boarded loft space.

KEY FEATURES



Substantial Victorian terraced house



Private front and rear gardens



Unrestricted on street parking



Bus service into the city centre within 20 minutes



Craiglockhart Nature Reserve and Union Canal nearby



Excellent schools in the local area



The property is fitted with double glazing and gas central heating operated by a modern boiler with a remaining guarantee of 7 years.

There is a lovely south-facing private rear garden with mature plants and timber store, and a gated front garden. Unrestricted parking is available on the street. The new owner may have the option to use a nearby garage for a very reasonable buy-in plus an annual fee. This does not constitute part of the sale.





THE LOCAL AREA

Just two and a half miles to the south-west of Edinburgh's City Centre, Craiglockhart is a residential suburb which enjoys a tranquil setting by the Union Canal and Water of Leith. Take advantage of picturesque open spaces including walks through the Colinton and Craiglockhart Dell and at Easter Craiglockhart Hill Nature Reserve. Craiglockhart Leisure and Tennis Centre is nearby with tennis, squash, and badminton whilst the Meggetland Sports Complex has extensive sports pitches. There are convenience stores and a variety of dining amenities to enjoy in the locale. Larger shopping needs are met at Edinburgh West Retail Park and there is an Asda Supercentre at Chesser. Popular Morningside with its many independent shops, restaurants and cafes, is just a 5 minute drive away. Local schooling includes Craiglockhart Primary School and Tynecastle High School. Private school options such as George Watson's College, and Merchiston Castle School are close by. The City Bypass and the Scottish Motorway network are minutes away connecting you to Edinburgh International Airport and The Queensferry Crossing. There is a tram stop at Saughton, and the efficient bus and rail network that includes Slateford Train Station, takes you swiftly into Edinburgh City Centre.

EXTRAS

All blinds, light fittings and fitted floor coverings are included in the sale.





7 LOCKHARTON AVENUE, COLINTON, EDINBURGH, EH14 1AY

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,861 SQ FT / 173 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.