



75-3 Lockharton Avenue  
Craiglockhart, Edinburgh, EH14 1BD

CALL US ON 0131 447 4747

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- Shared secure entry.
- Lift to lower & upper levels.
- Reception hall with excellent storage.
- Attractive bay windowed living room.
- French doors to private south facing patio.
- Overlooking Craiglockhart Tennis Courts.
- Dining kitchen with appliances.
- Well-presented & generously proportioned double bedroom with fitted wardrobes.
- Good sized bathroom.
- Electric central heating.
- Double glazing.
- Allocated parking space within secure underground parking.
- Unrestricted on street parking.



## GENERAL DESCRIPTION

A bright, well presented, rarely available ground floor flat part of a sought after and exclusive development in the desirable Craiglockhart district of the city, perfectly positioned for a wide range of local amenities and a short journey to the southwest end of the city centre. The property would be an ideal purchase for somebody downsizing and looking to stay in the area or perhaps a professional person/couple.

### Factoring Note:

The development is factored by Myreside Management at the approximate charge of £300 per quarter, this includes £75.00 for the sinking fund towards any future building repairs. This covers the maintenance of all the common areas and also the block's buildings insurance. There is an additional charge of £54 a quarter for the allocated parking space within the secured underground parking. There is also a car washing station within the underground parking.

**COUNCIL TAX BAND:** D.  
**TRAIN STATION:** APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 7.8 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

Located in the sought after Craiglockhart area lying to the south of Edinburgh City Centre with excellent amenities close by. A wealth of public sports facilities serves the local community in the form of the Craiglockhart Leisure & Tennis Centre and the Meggetland Sports Complex which includes a gym, café, physiotherapy concession and football, hockey and rugby pitches. There are a range of local shops in Craiglockhart, including a new Margiotta and the nearby districts of Colinton Village and Bruntsfield with the major supermarkets are all in close proximity. There are a range of parks within walking distance, and easy access to nature abounds in the form of the Wester & Easter Craiglockhart Nature Reserves, Craiglockhart Pond, the Union Canal (providing tranquil access to the heart of the city) and the Water of Leith walkway (offering convenient access to the picturesque Colinton Dell and the Pentland Hills Regional Park). Schooling is well catered for locally at nursery, primary and secondary level in the public and private sectors. The area is popular with daily commuters into the city and beyond with easy access to the City Bypass and a range of local bus services available.

### EXTRAS:

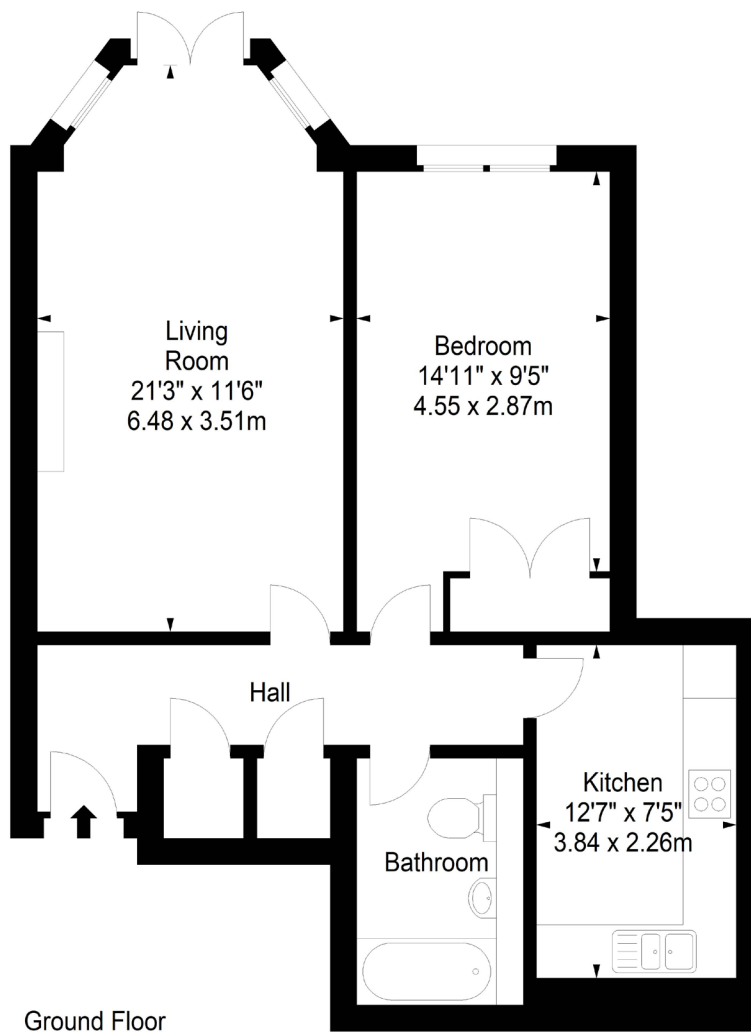
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER-HOOD, FRIDGE/FREEZER, WASHER/DRYER AND DISHWASHER.



Lockharton Avenue,  
Edinburgh, EH14 1BD



Approx. Gross Internal Area  
680 Sq Ft - 63.17 Sq M  
For identification only. Not to scale.  
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ENERGY PERFORMANCE  
CERTIFICATE RATING F

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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.