



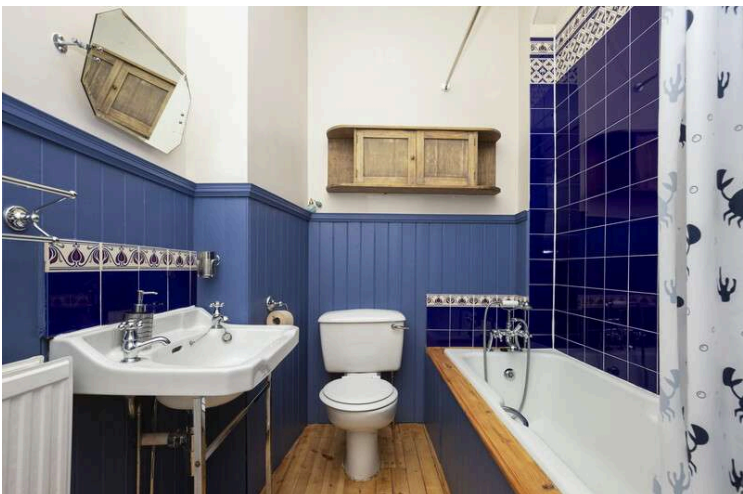
3a, Craiglockhart Terrace, Edinburgh, EH14 1AJ

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Rarely available this charming Edwardian three bedroom double upper conversion flat, located off a shared entrance with one other property and forming part of an attractive terrace in the sought after residential area of Craiglockhart is within easy reach of the city centre and a host of local amenities including the excellent Dine restaurant. The property offers generously proportioned accommodation set over two levels with a fabulous balcony to the rear. Presented to the market in excellent order throughout with sanded wooden floors, we would recommend an early viewing.

- Reception hallway with a large walk-in storage cupboard with hanging rail and shelf.
- Beautiful living room front facing with a bay window, traditional tiled fireplace with a working open fire and mantelpiece, open shelved Edinburgh press, cupboard, picture rail and decorative cornice.
- Rear facing double bedroom with an open original fireplace, wardrobe included.
- Rear facing double bedroom, cupboard houses the boiler.
- Front facing double bedroom.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Spacious dining kitchen located on the top level with a range of wall and base units along with integrated appliances, Elba range style cooker. Direct access to the southwest-facing balcony.
- Shower room located on the top level comprising WC, wash hand basin, shower cubicle and ladder radiator.
- Small utility cupboard.
- Extensive eaves storage.
- Gas central heating.
- Double glazing throughout.
- Burglar alarm.
- Permit and metered parking available.



Location

Craiglockhart lies to the southwest of the city centre and offers a variety of excellent local amenities, the area is also within easy access of Napier University and the highly regarded George Watson's College. Morningside and Bruntsfield are close by where a vast array of speciality shops, restaurants, bistros, a Waitrose and a Marks & Spencer can be found. Excellent bus services to and from the city centre are close to hand. Many pleasant walks may be enjoyed in the Craiglockhart, Blackford and Braid Hills, the Craiglockhart Sports Centre offers a wide variety of fitness and sports facilities. The Union Canal walkway provides access to an extensive walking and cycle network leading to the Water of Leith. There is easy access to the city bypass, Edinburgh International Airport and motorway links.

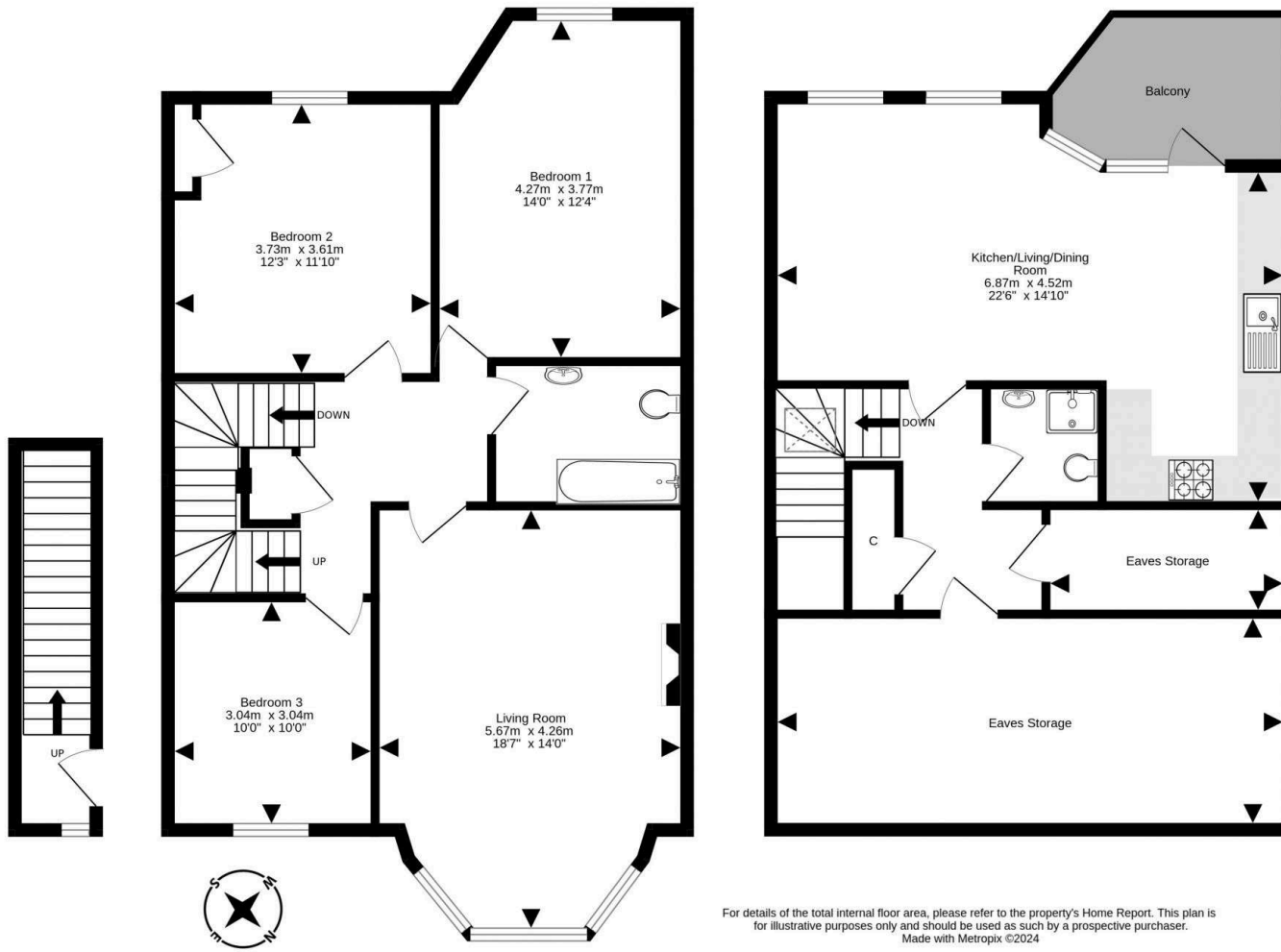
Extras

The integrated kitchen appliances, Elba range cooker, washing machine, tumble dryer, fridge freezer, curtains, blinds, wardrobe in bedroom 1 and companion set are included. Other contents may be available by separate negotiation.

Price & Viewing

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

EPC Band - C



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. Made with Metropix ©2024



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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.

