

**27, Flat 3 Lanark Road
Edinburgh EH14 1TG**

Fixed Price £385,000

- Immaculate two bed property
- Secure Entry
- Lift Access
- Open Plan Lounge/Kitchen/Diner
- Balcony with views towards the water of Leith
- Family bathroom plus en-suite
- Gas central heating & double glazing
- Private allocated parking space

Council Tax Band: F

Tenure: Freehold

Monthly Service charge £90

Shared Ownership: N



First Floor Flat

Blair Cadell are delighted to present to the market this immaculate two-bedroom property, ideally situated in the highly desirable Colinton area of Edinburgh. Offering spacious accommodation in walk-in condition and located just moments from excellent local amenities and transport links, this exceptional home shall appeal to appeal to a wide range of buyers.

The accommodation comprises; a secure entry system, lift access to all levels, a welcoming entrance hallway with two useful storage cupboards. The well-proportioned open-plan lounge, dining, and kitchen area is bright and spacious, with patio doors leading to a private balcony offering picturesque views towards the Water of Leith creating the perfect space to relax and unwind in a tranquil setting. The kitchen is fitted with a range of wall and base units and includes integrated appliances including a Siemens electric oven, fridge freezer, and Siemens microwave. Please note *No warranties given for systems*

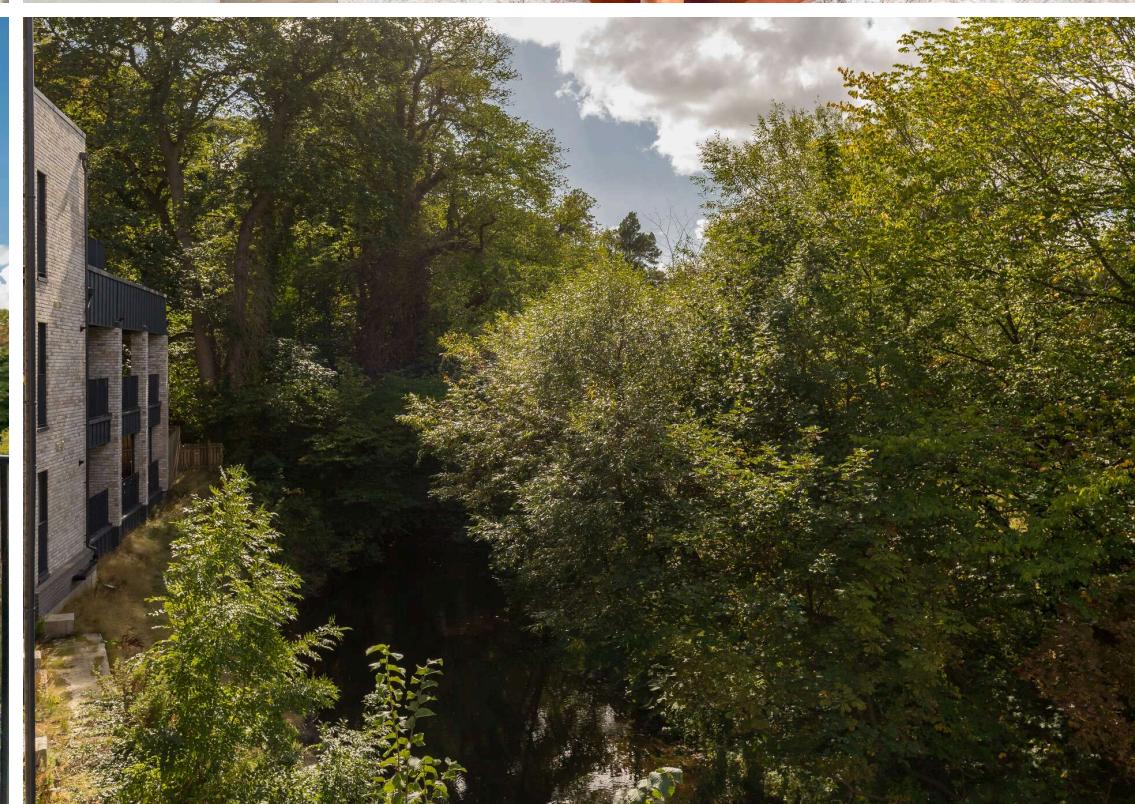
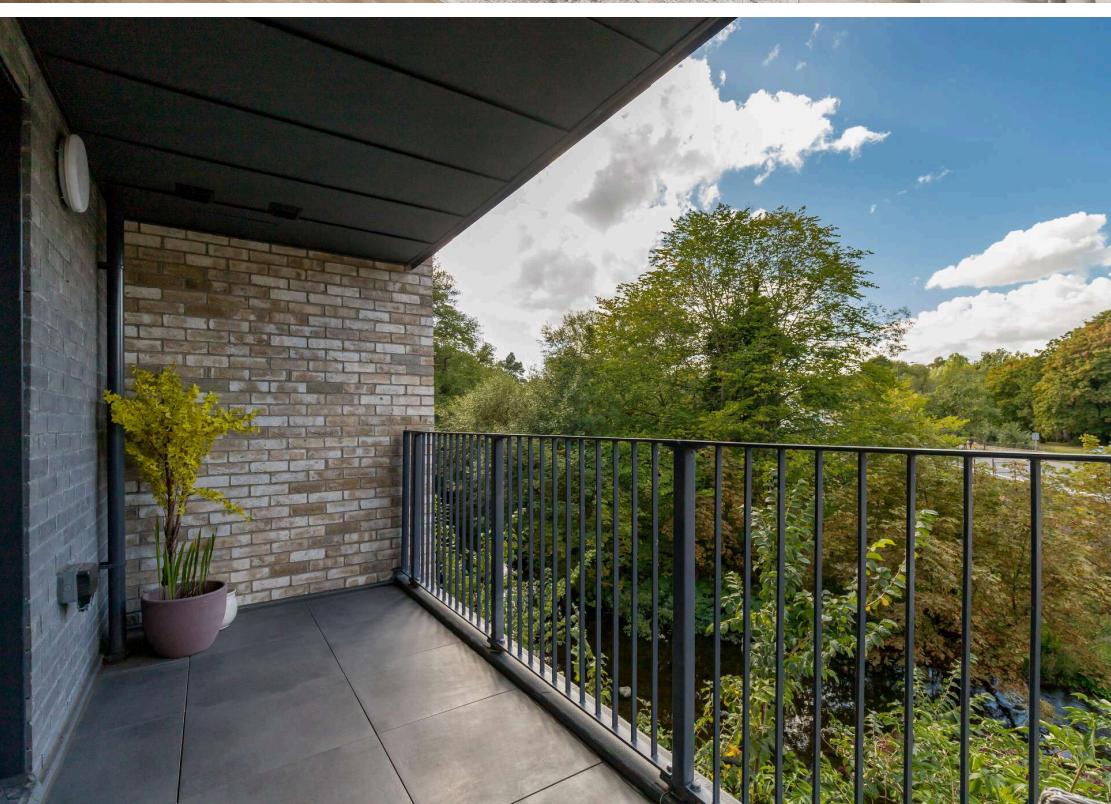
There are two generously sized double bedrooms both featuring charming Juliette balconies and built in wardrobes providing ample storage space. The master bedroom also benefits from a stylish en-suite shower room complete with rainwater shower. A modern family bathroom is equipped with a mains-powered shower over the bath and a heated towel rail. Further benefits include gas central heating, double glazing throughout, a private allocated parking space, secure bike store and external bin store. The property is factored by Taylor Martin with a monthly fee of approximately £90 and covers buildings insurance and communal maintenance

Colinton offers a wealth of local amenities, including independent retailers, a Co-op, pharmacy, GP practice, churches, post office, restaurants and bars with larger supermarkets just a short drive away. The vibrant areas of Morningside and Bruntsfield are also within easy reach, offering a wider selection of shops, a Waitrose, cinemas, theatres, and fantastic dining options.

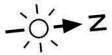
For outdoor enthusiasts, the nearby country parks and the stunning Pentland Hills offer excellent walking and outdoor activities. The Water of Leith Walkway, a scenic path along the river, is perfect for walking and cycling, providing a tranquil route through nature and linking various picturesque areas of Edinburgh.

The area provides an excellent selection of local schools, including Bonaly Primary, Firhill High School, and Merchiston Castle School, along with other prestigious independent schools just a short drive away. The Colinton Tunnel, a popular cycling and walking route, offers an excellent way to explore the area and enjoy scenic journeys to the city. Commuters will benefit from regular public transport links, as well as easy access to the City Bypass and motorway network.

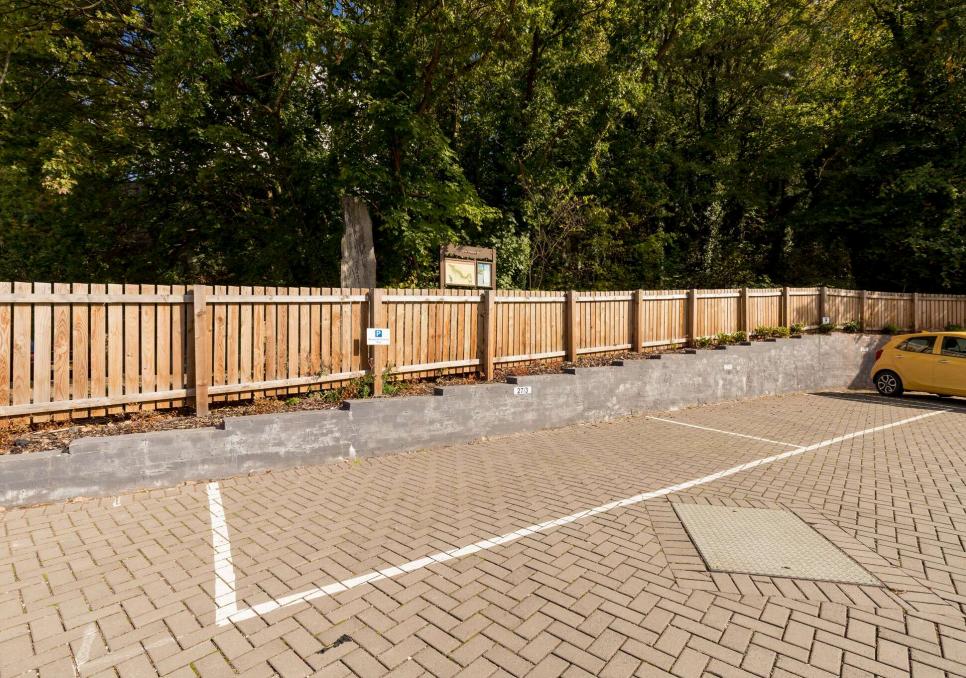
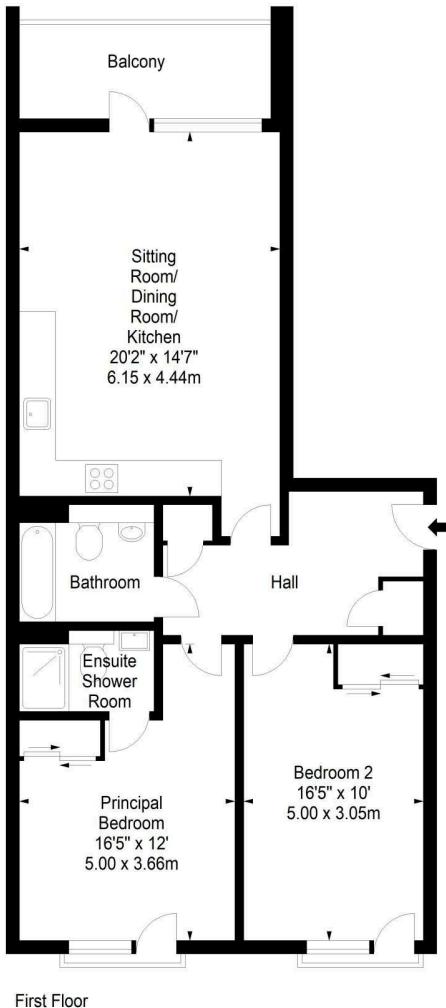




Lanark Road,
Edinburgh,
Midlothian, EH14 1TG



Approx. Gross Internal Area
853 Sq Ft - 79.24 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



ēspc

rightmove

OnTheMarket

Blair Cadell
solicitors + estate agents