



4 Allan Park Crescent, Edinburgh, EH14 1LE

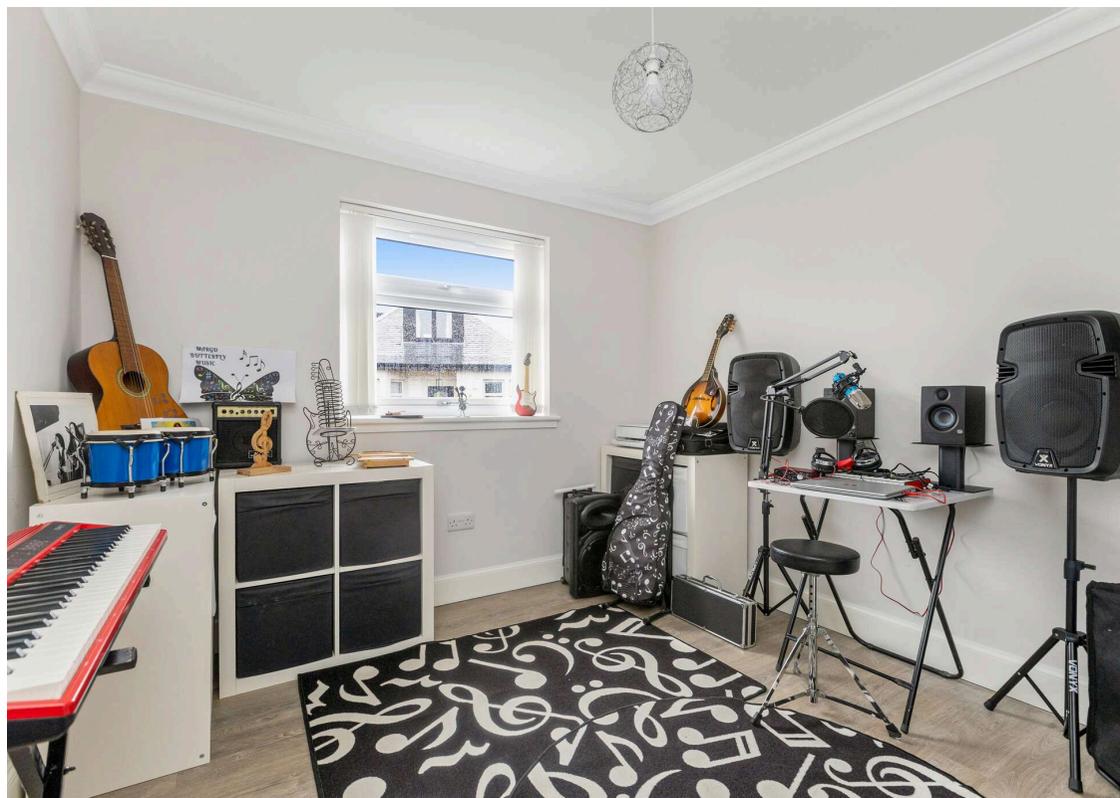


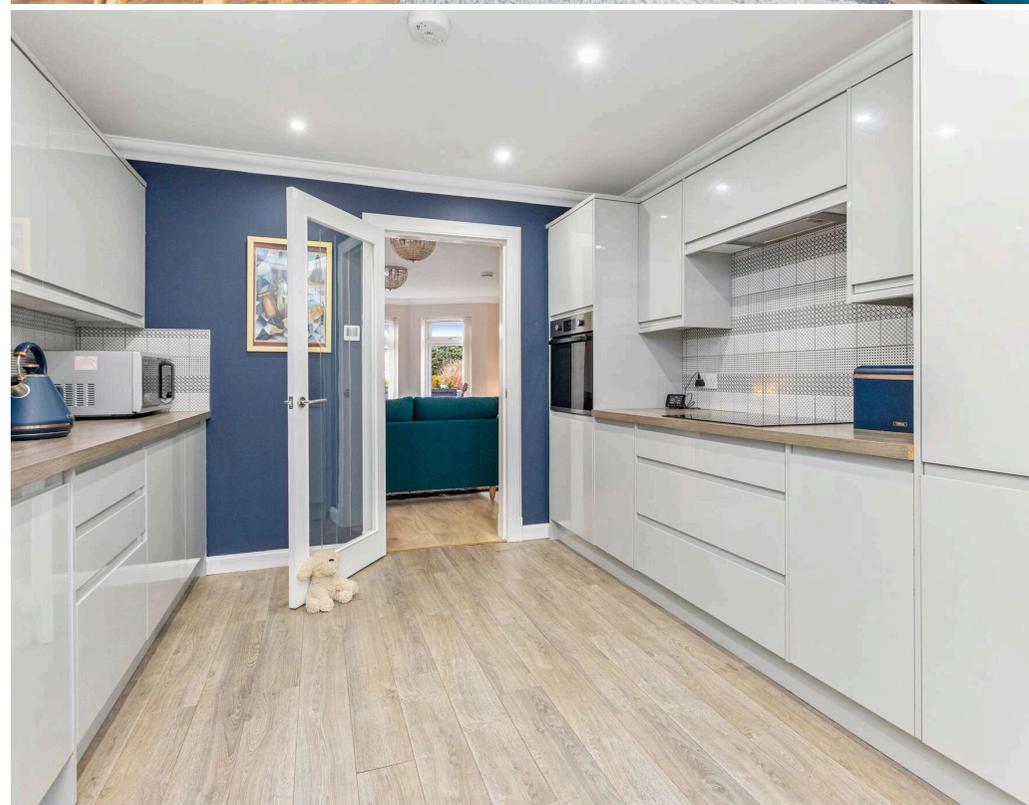
Welcome

Welcome to Allan Park Crescent, this exceptional three-bedroom detached villa, completed in 2022, offers contemporary living in immaculate condition. Finished to a high specification throughout, the property combines modern energy-efficient features with stylish and comfortable accommodation, making it an ideal home for a variety of buyers. Energy efficiency is a key feature of this home. The property benefits from a heat source pump system and underfloor heating across the ground floor, providing comfortable and efficient warmth throughout the living spaces. Solar panels further enhance the home's sustainability and energy performance. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Entrance vestibule
- Welcoming hallway
- Front facing living room
- Breakfasting kitchen fully equipped with integrated appliances
- Three well-proportioned bedrooms, one with en-suite
- Conservatory providing additional living space
- Bathroom comprising WC, wash hand basin bath with shower over
- Heat source pump heating system
- Underfloor heating on the ground floor
- Solar panels for improved energy efficiency
- Attractive gardens to the front and rear
- Modern, high-quality finish throughout







Craiglockhart

Craiglockhart is a well-regarded residential area to the south of the city centre, popular with families and young professionals. There are some great shops on the doorstep, with a wider range of shopping facilities is available in nearby Chesser, Bruntsfield and Morningside with an array of supermarkets, independent retailers, coffee shops, bars and restaurants. There are also an excellent range of gyms, golf courses and leisure facilities in the vicinity including the impressive Fountain Park Leisure Complex and Edinburgh Leisure at Craiglockhart. Harrison Park and the Union Canal walkway are all nearby, providing great walks and outside spaces. Heriot Watt, Napier and Edinburgh Universities and the city's financial centre are all just a short bus journey away. There are also numerous bus services from the main roads taking you both into and out of town, with easy access out to the motorway network and beyond.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.



Get in touch

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 0131 240 3818

Property Hub:

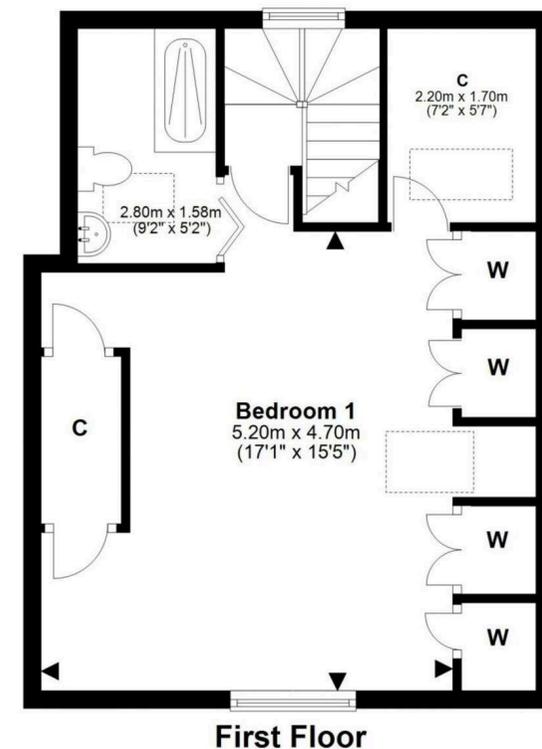
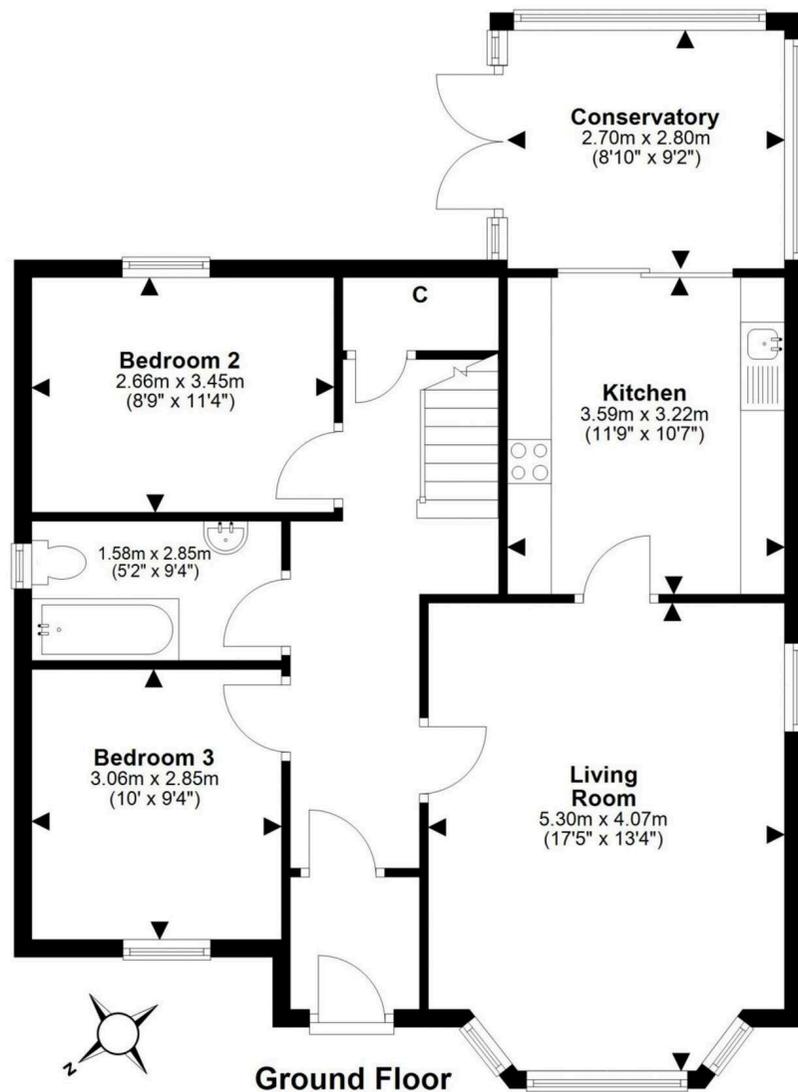
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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