

Jardine Phillips
Solicitors • Estate Agents

CRAIGLOCKHART

5 ALLAN PARK CRESCENT
EH14 1LE



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EPC RATING: F

OFFERS OVER £510,000

PROPERTY DESCRIPTION

- Vestibule leading to an open hallway with handy storage cupboard
- Bay windowed sitting room with feature fireplace with gas coal effect fire & Edinburgh press
- Large bay windowed dining room to the rear, open plan to the
- Kitchen with great range of fitted units of a mixed style, together with appliances and door to the rear garden
- Principal bedroom quietly positioned to the rear with walk in cupboard
- Second double bedroom to the front, currently used as a study with bookshelving
- Contemporary bathroom with large walk-in shower and built in vanity sink unit & wc
- Floored loft accessed from the hallway via sliding metal ladder, currently used for storage but potential to convert into accommodation subject to the usual consents
- Gas fired central heating from wall mounted boiler located in cupboard off rear bedroom, together with hot water storage cylinder located within the roof void
- Upvc framed double glazed windows
- Lovely features including wooden doors & skirtings, picture rails, fireplace and good quality flooring
- Sunny front garden with paved patio areas, trees & flower beds
- Expansive rear garden with lawn, paved patio areas, wide driveway and greenhouse
- Detached double garage/workshop with electric light & power, with off street parking to the side, together with free on street parking



VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850





RARELY AVAILABLE, ORIGINAL TWO BED DETACHED BUNGALOW WITH GARAGE IN QUIET ALLAN PARK LOCATION

This is a rare opportunity to purchase an original two bed detached bungalow with bags of potential to extend or convert the attic, subject to the usual consents, with the added bonus of a large detached double garage/workshop. The property has been well maintained with modern kitchen & bathroom fittings, good sized sitting and dining spaces which are perfect for entertaining and two double bedrooms (one currently used as a study). The property is surrounded by private gardens and there is off street parking. This would make an ideal home for a family, professionals or downsizers. There are excellent shopping and lifestyle facilities in the vicinity, together with good transport links to the city centre.

AREA

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, including Asda, Tesco & Margiotta, and a wider range of shopping facilities is available in nearby Straiton Retail Park or Bruntsfield & Morningside with their array of supermarkets, independent retailers, coffee shops, bars & restaurants. There are also an excellent range of gyms, golf courses & leisure facilities in the vicinity including the impressive Fountain Park Leisure Complex & Edinburgh Leisure at Craiglockhart. Harrison Park and the Union Canal walkway are all nearby, providing great walks and outside spaces. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away. The property is also in the catchment for well-renowned schools, including Oxbgangs & St Cuthbert's RC

Primary Schools and Firrhill & St Augustine's RC High Schools, and George Watsons is a short walk or drive 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 blinds/curtains, light fittings, electric hob, oven, microwave, cooker hood, freestanding dishwasher, freestanding fridge freezer washing machine and tumble dryer are included in the sale.

HOME REPORT VALUATION

£525,000



Sitting room	16'3 x 11'5 (4.95 x 3.48m)
Kitchen/dining room	21'5 x 14'11 (6.53 x 4.55m)
Bedroom 1	12'5 x 11'7 (3.78 x 3.53m)
Bedroom 2/study	11'5 x 9'11 (3.48 x 3.02m)
Attic	33'8 x 22'11 (10.26 x 6.98m)
Garage/workshop	22'8 x 17'6 (6.91 x 5.33m)

Allan Park Crescent, EH14 1LE



Approx. Gross Internal Area
981 Sq Ft - 91.13 Sq M
Attic
Approx. Gross Internal Area
694 Sq Ft - 64.47 Sq M
Detached Garage
Approx. Gross Internal Area
407 Sq Ft - 37.81 Sq M
For identification only. Not to scale.
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Key:
DW - Door Width
DH - Door Height
CH - Ceiling Height



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

