

20 Allan Park Drive

CRAIGLOCKHART, EDINBURGH, EH14 1LP



Semi-detached three-bedroom house in the highly sought-after area of Craiglockhart



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Presenting a delightful three-bedroom semi-detached house in the desirable Craiglockhart neighbourhood, now enhanced with additional features for your comfort and convenience. As you approach, a newly added driveway to the front offers ample off-road parking, ensuring ease of access and enhancing the property's curb appeal.

THE LIVING ROOM



Step inside to discover the inviting entrance hallway leading to the spacious living room, featuring sliding doors that open onto the large, well-maintained garden at the rear.

THE KITCHEN



The ground floor layout seamlessly incorporates a modern kitchen, a large conservatory, a convenient bathroom, and two double bedrooms, providing practicality and comfort in equal measure.



THE CONSERVATORY



BEDROOM 1



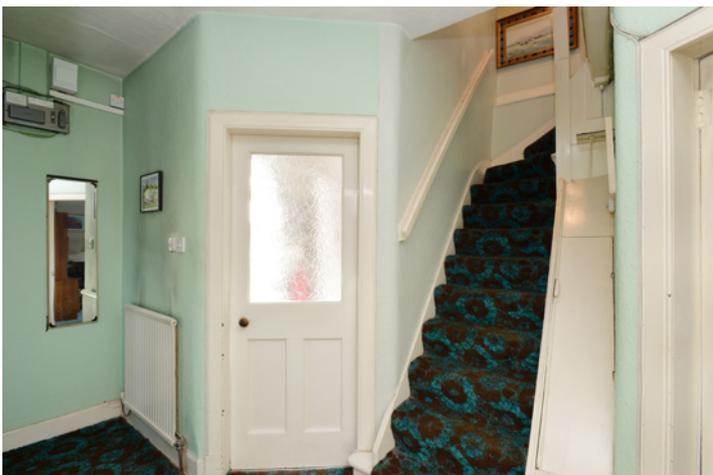
BEDROOM 2



THE SHOWER ROOM



Upstairs, the third double bedroom offers privacy and versatility, catering to your individual needs.



BEDROOM 3



To the rear, the well-maintained garden is an expansive outdoor space providing the perfect backdrop for leisurely evenings and al fresco dining, offering a serene retreat from the hustle and bustle of everyday life.

Nestled in the heart of Craiglockhart, this property not only offers comfortable living but also boasts proximity to local amenities, reputable schools, and scenic green spaces, ensuring a truly balanced lifestyle. Don't miss out on the opportunity to call this charming house your home, where modern convenience meets tranquil living amidst beautiful surroundings.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

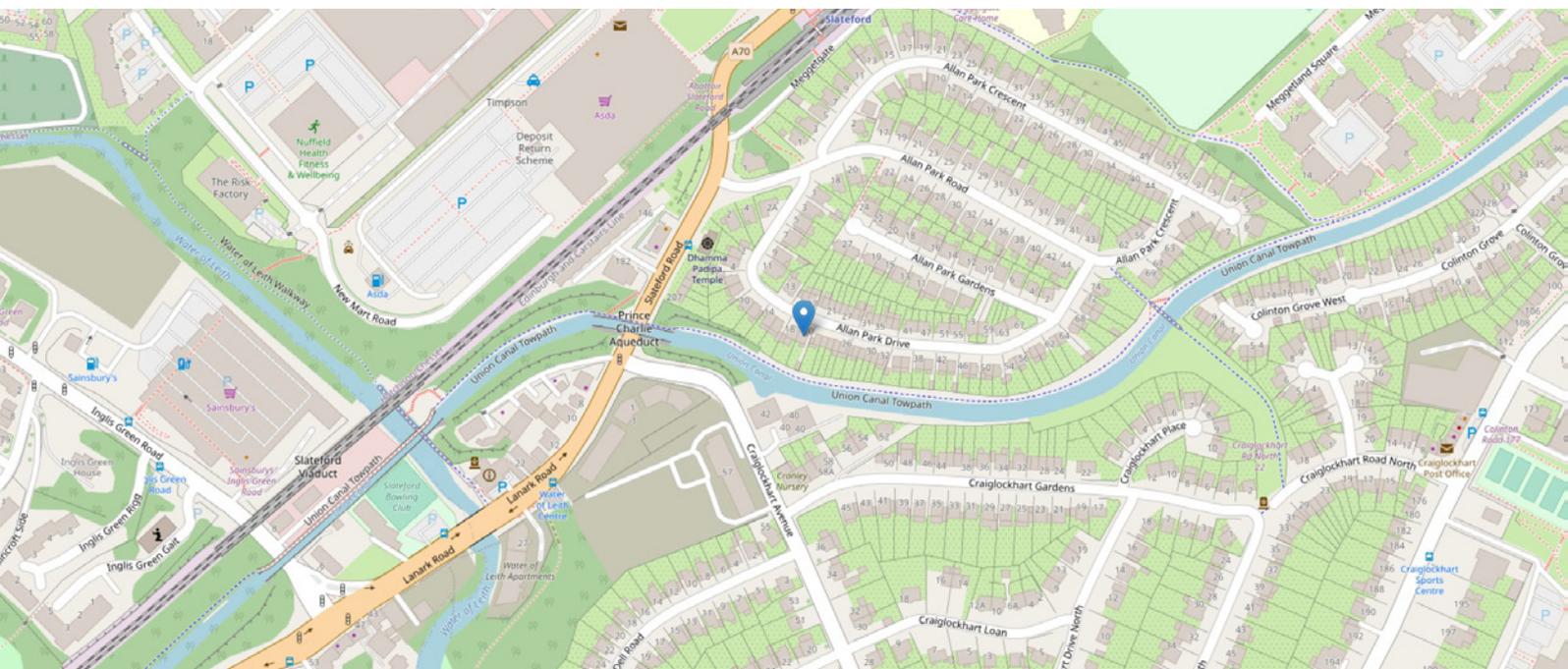


Approximate Dimensions (Taken from the widest point)

Living Room	4.57m (15') x 3.80m (12'6")
Kitchen	3.02m (9'11") x 2.42m (7'11")
Conservatory	3.92m (12'10") x 2.81m (9'3")
Shower Room	1.85m (6'1") x 1.80m (5'11")

Bedroom 1	4.96m (16'3") x 2.99m (9'10")
Bedroom 2	3.50m (11'6") x 2.66m (8'9")
Bedroom 3	5.01m (16'5") x 3.62m (11'10")

Gross internal floor area (m²): 95m²
EPC Rating: E



THE LOCATION

The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the City Centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village. Further afield but easily accessible, Bruntsfield and Morningside are both home to a vibrant selection of specialist shops, cafes, bars and bistros are also nearby.





Craiglockhart offers a wealth of sports and leisure facilities, particularly Meggetland sports complex, Craiglockhart Leisure Centre and Tennis Centre, which boasts a well-equipped gym, fitness studios, squash courts and a multi-purpose sports hall, as well as outstanding indoor and outdoor tennis facilities. If you prefer to exercise in the fresh air, there are a number of Golf courses nearby or you can take a relaxed stroll along the Union Canal or to the picturesque Water of Leith walkway. Craiglockhart benefits from an excellent range of state schools and the area is well-positioned for some of the capital's finest independent schools, particularly Merchiston Castle School, George Watson's College and The Edinburgh Rudolf Steiner School.

Craiglockhart is served by superb public transport links across the city and the nearby Slateford train station offers regular services to Edinburgh and Glasgow. The area is also ideal for commuters thanks to swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
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Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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