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86/7, Craiglockhart Terrace, Craiglockhart, Edinburgh, EH14 1BA

Light & Tastefully Presented, One-Bedroom, First Floor Retirement Flat

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Property Description

Light and tastefully presented, one-bedroom, first (top) floor flat, set within a modern retirement purpose-built development. Located in the highly desirable Craiglockhart area, south of Edinburgh city centre, with excellent amenities close by. Tucked away in a peaceful location away from busy roads, the property enjoys resident parking on site and a sunny aspect with uninterrupted views across the sports grounds to the wooded hillside beyond.

Comprises an entrance hall, living/dining room, kitchen, double bedroom, and a bathroom.

With a bright southerly aspect and open views over George Watson's sports grounds to the wooded hillsides of nearby Craighouse. Features include a fitted kitchen with appliances, white meter heating (recently installed), double glazing and a stylish lounge fireplace. In addition, there is excellent storage, including two walk-in hall stores and an attic space mirroring the floor plan.

The development has secured entry, a 24-hour care line, a guest suite, private residential parking, and manicured garden grounds.

A welcoming entrance affords access throughout the property, including two convenient storage cupboards. The spacious living room enjoys a south-facing aspect and twin windows, flooding the space with natural light. Finished in neutral tones with carpeted flooring, it also features an electric fireplace, creating a cosy and inviting atmosphere. Set off the lounge, the well-proportioned kitchen is fitted with a range of wall and base units, easy-care worktops, and a fold-down breakfasting table. Freestanding appliances include an electric double oven cooker, fridge/freezer, and washing machine—perfect for convenient day-to-day living.

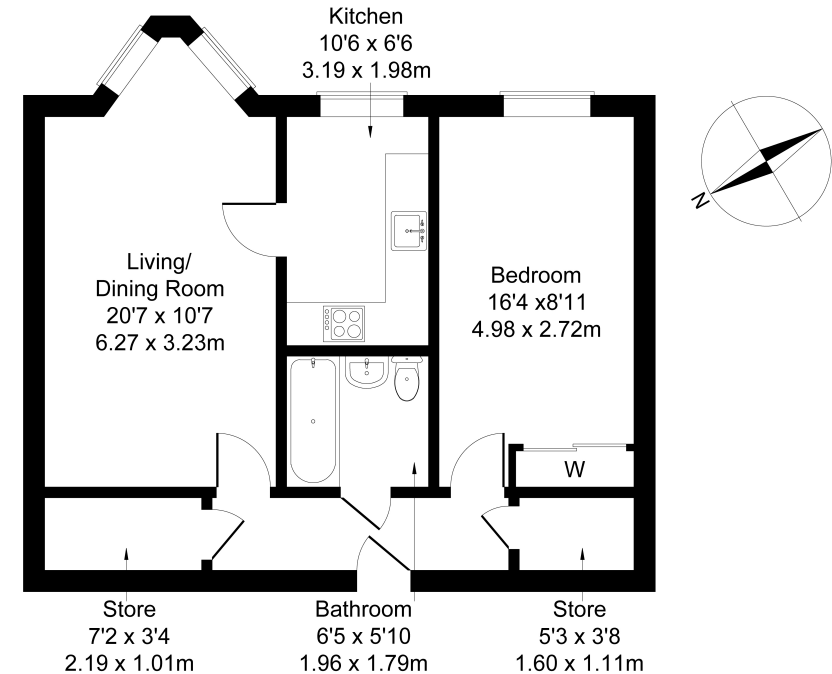
The generous double bedroom is tastefully decorated in soft neutral tones, with carpeted flooring and a built-in wardrobe with mirrored sliding doors, offering excellent storage. Completing the accommodation is a three-piece bathroom suite comprising a bath with overhead shower, WC, and wash basin, with tiled splash walls.

Individuals must be over 60 years of age to purchase.



86/7 Craiglockhart Terrace, Edinburgh EH14 1BA

Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Craiglockhart is conveniently located in the south-west of Edinburgh and offers a good range of local amenities. Excellent amenities in the vicinity include a Waitrose outlet, Tesco, a pharmacy, a post office, fine dining options, and local hairdressers. Recreational facilities include local bowling greens, Craiglockhart Sports Centre, and Merchants Golf Club. The nearby Union Canal walkway provides pleasant walking routes, including pedestrian access to Edinburgh Quay. Quick access to regular bus services offers convenient connections to Morningside and Bruntsfield, Edinburgh

Royal Infirmary, Cameron Toll shopping centre, and Edinburgh city centre, which is only a short drive away. Regular bus services also run from Colinton Road, providing further links to specialised shops, services, bars, and restaurants in the surrounding areas, as well as direct routes into the city centre. The city bypass is close by, providing easy access to major motorways, Edinburgh International Airport, and other destinations.





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