



86/7, Craiglockhart Terrace, 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 retirement flat, set within a modern purpose-built development. Located in the highly desirable Craiglockhart area, south of Edinburgh city centre.

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

With a bright westerly aspect, and open views over adjacent playing fields to the buildings and wooded hillsides of nearby Craighouse.

Features include a fitted kitchen with appliances, electric heating, double glazing and a stylish lounge fireplace. In addition, there is superb storage, including two walk-in hall stores and a loft space mirroring the floor plan.

The development has secured entry, 24 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 sink with a drainer. Freestanding appliances include an electric cooker, fridge/freezer, and washing machine — perfect for convenient day-to-day living.

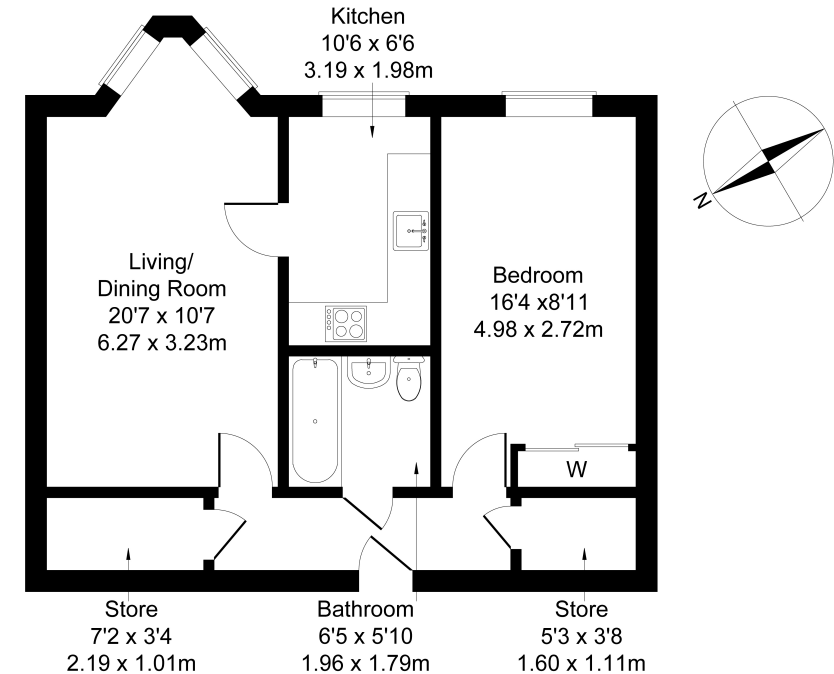
The generous double bedroom is tastefully decorated in light, neutral tones, with carpeted flooring and a built-in wardrobe with mirrored sliding doors, offering excellent storage. Completing the accommodation is a three-piece bathroom suite comprising a bath with overhead shower, WC, and wash basin,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

Individuals must be over 60 years of age to purchase and must be capable of living independently.



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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. The area has primary and secondary schools nearby. 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.

Regular bus services run from Colinton Road, offering quick connections to the specialised shops, services, bars, and restaurants in Morningside and Bruntsfield, 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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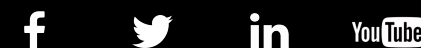
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