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Bank House, 3 Allan Park Road, Edinburgh, EH14 1LD

Beautifully Presented & Spacious, Two-Bedroom, Maisonette with Private Garden

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Property Description

Beautifully presented and spacious, two-bedroom, maisonette with a private garden. Set on a corner plot, in the desirable and sought-after Craiglockhart area, southwest of Edinburgh city centre.

Comprises a vestibule, hallway, open-plan living/dining room and kitchen, utility cupboard, two double bedrooms, an en-suite shower room, family bathroom and ground floor WC.

Highlights include a modern fitted kitchen with NEFF integrated appliances, stylish bathroom suites, contemporary flooring and lighting, and extensive recessed spotlighting. Tastefully finished in light modern decor, there is also superb storage provision, gas central heating and double glazing.

Externally, the property benefits from a westerly facing garden including a lawn, patio, store shed, established flowering shrubbery, and enclosed by tall privacy hedging.

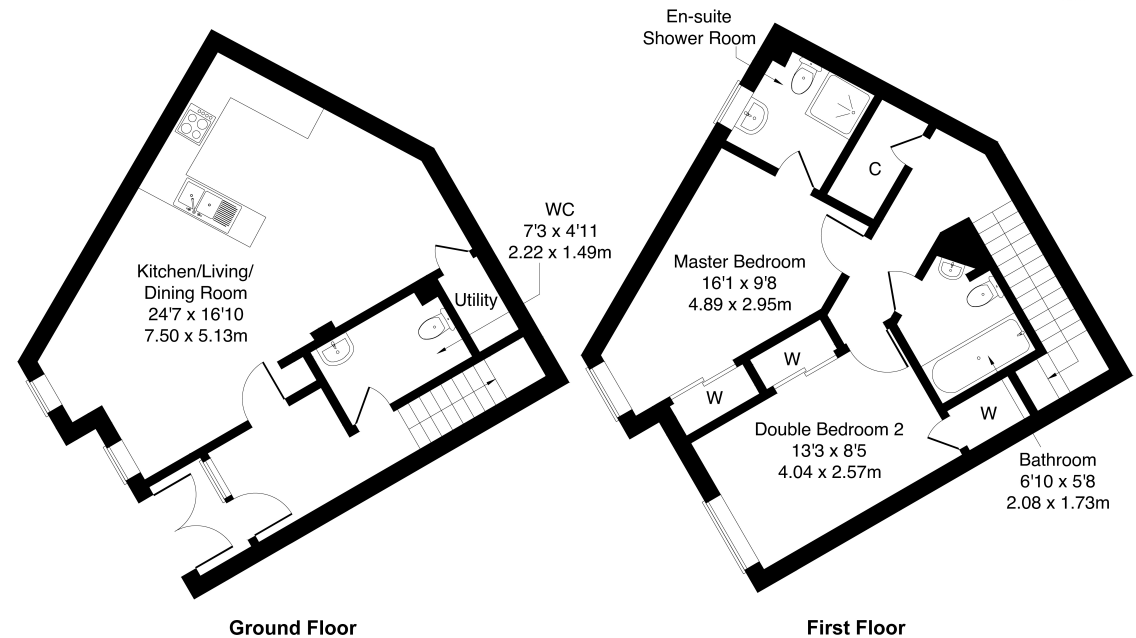
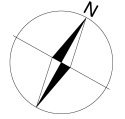
A welcoming entrance vestibule opens into the hall, providing access to the carpeted stairs leading to the upper hall, and opening into a spacious open-plan living/dining room and kitchen, featuring a dual-aspect allowing plentiful natural light. The lounge space has wood effect flooring, whilst, to the rear, the kitchen has tiled-effect flooring and ample space for dining. Modern fitted units and worktops include a sink with a drainer; an integrated eye-level double-oven, a gas hob with an extractor hood, a fridge/freezer and a dishwasher; whilst the utility has a freestanding washing machine available by separate negotiation. Completing the ground floor, a convenient WC is fitted with a modern two-piece suite, tiled splash walls and flooring, and a ladder-style radiator.

On the upper floor, the master bedroom is tastefully finished with light decor, wood effect flooring, a built-in wardrobe with mirror sliding doors; and a stylish en-suite shower room with a modern suite, tiled splash walls and flooring, and a ladder-style radiator. A second bedroom is similarly well-finished, with light decor, wood effect flooring, a built-in wardrobe with mirror sliding doors, and a further built-in wardrobe. Completing the accommodation, a fully tiled bathroom is fitted with a modern three-piece suite including a shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (980 sq ft - 91 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 situated in the south-western quarter of Edinburgh, and provides a good choice of local amenities, with primary and secondary schools within the vicinity. Many recreational facilities are available including local bowling greens, Craiglockhart Sports Centre, and Merchants Golf Club. The nearby Union Canal walkway offers pleasant walks, including pedestrian

access to Edinburgh Quay. A regular bus service runs from Colinton Road, allowing a quick journey to a large choice of specialised shops, services, bars and restaurants in both Morningside and Bruntsfield, and on to the city centre. The city bypass is also only a short distance away, linking to the major motorway networks, Edinburgh International Airport, and beyond.





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