



33 Allan Park Drive
Craiglockhart, Edinburgh, EH14 1LW

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Bay windowed living room with feature fire.
- Understairs storage cupboard.
- Good size kitchen with appliances.
- Access to rear garden.
- Upper landing with attic storage space - accessed via Ramsay ladder.
- Generously proportioned double bedroom with bay window & built-in mirrored wardrobes.
- Additional storage.
- Further bedroom.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Enclosed good size garden to rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A mid-terrace villa situated within the sought after Craiglockhart district of the city, a short journey to the southwest of Edinburgh City Centre. The property is close to an excellent range of local amenities and would make an ideal purchase for a professional person or couple.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 200 METRES TO SLATEFORD TRAIN STATION.
AIRPORT: APPROXIMATELY 6.8 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

Craiglockhart is a highly respected and much sought-after residential area lying approximately 2 miles southwest of the city centre. The city centre is therefore readily accessible by bus or car (journey time approximately 10/15 minutes depending on traffic) or simply by strolling along the Union Canal towpath to Fountainbridge. There are clusters of local shopping facilities scattered throughout the area, including Edinburgh West retail park, Asda and Sainsbury's superstores which are all within walking distance. There is also a large Tesco Store at Colinton Mains. A choice of good schools are within walking distance, as are parts of Napier University. Heriot Watt University is also within a short drive. Leisure options are first class with Edinburgh Leisure, Craiglockhart Sports Complex offers a wide programme of activities, as well as tennis courts and a lake for sailing and canoeing. The Boroughmuir Energy Gym, the Merchants Golf Course, Meggetland Sports Ground and the canal walkway/cycle path are all within a few minutes on foot. Many of the city's finest theatres, cinemas and restaurants are on hand. For those who require to travel out of the city the bypass may be reached in less than 10 minutes, facilitating swift and easy access to the west side of the city, Edinburgh Business Park, the Royal Bank Headquarters at Gogar, the M8, Edinburgh International Airport, the Queensferry Crossing and the Forth Bridge.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, AUTOMATIC WASHING MACHINE AND THE FRIDGE/FREEZER FOR WHICH THERE ARE NO GUARANTEES.



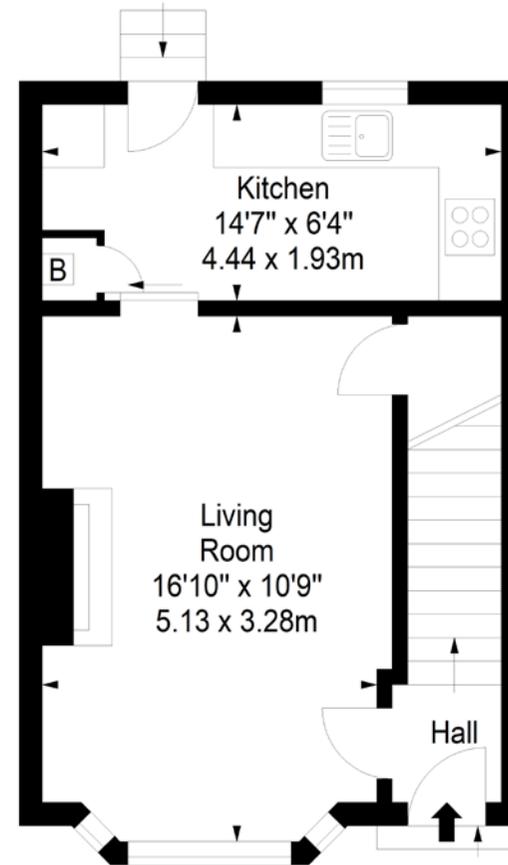
Allan Park Drive,
Edinburgh,
Midlothian, EH14 1LW



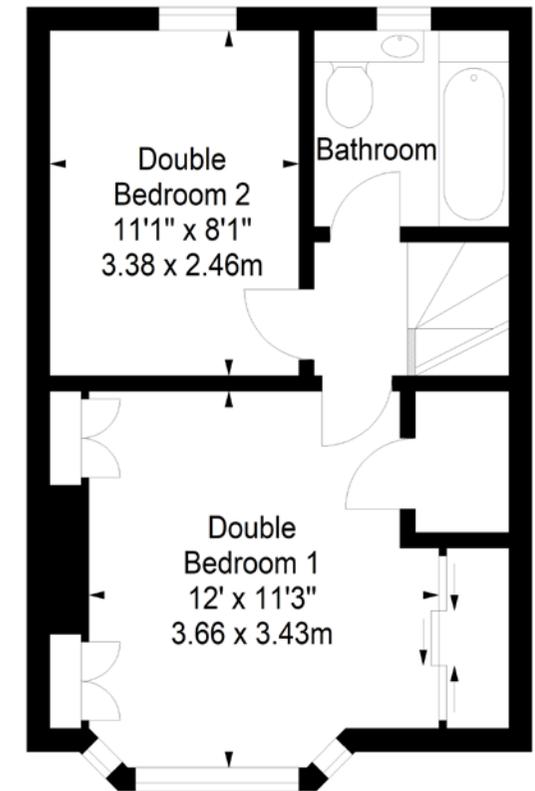
Approx. Gross Internal Area
674 Sq Ft - 62.61 Sq M
For identification only. Not to scale.
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Energy Performance
Certificate Rating C



Ground Floor



First Floor

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.