



81/2 Craiglockhart Terrace,
Edinburgh, EH14 1BA



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Forming part of an exclusive retirement development is this most impressive upper floor flat located within the sought after Craiglockhart area of Edinburgh. The flat enjoys lovely views over George Watson's Craiglockhart Pitches and beyond and offers bright and spacious accommodation with double glazed windows and electric heating.

The accommodation comprises an entrance hallway on the ground floor and a carpeted staircase leads to the upper landing with good sized storage cupboards. The lounge has a feature window and a sliding door leads to the kitchen which is fitted with base and wall units with cooker and washing machine. There are two bedrooms, both with fitted storage and a well-appointed shower room with double shower compartment.

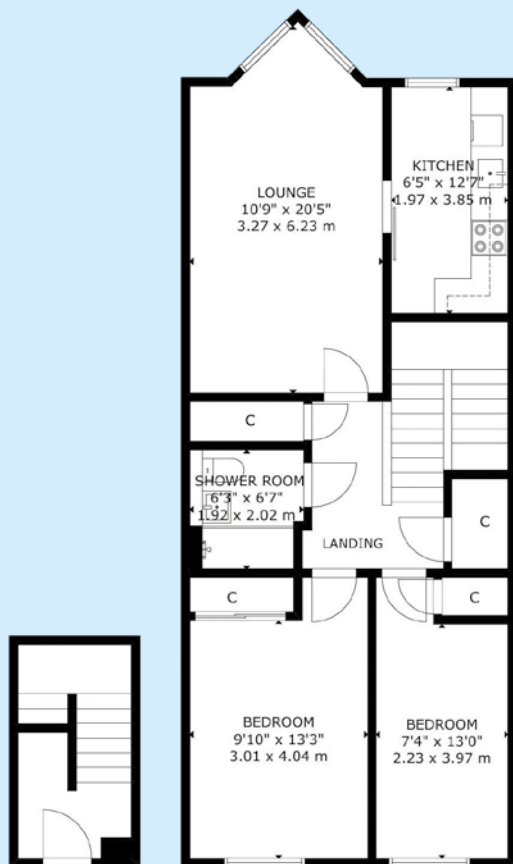
Externally there are shared, well-maintained grounds and a residents car park.

There is also a guest suite available via the house manager.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, along with an on-site housing manager who is present around 25 hours per week. The current factor is Lorimer Property Group with a monthly payment of approximately £128.

Located in the sought after Craiglockhart area lying to the south of Edinburgh City Centre with excellent amenities close by. There are a range of local shops in Craiglockhart and the nearby districts of Colinton Village and Bruntsfield with all major supermarkets in close proximity. There are a range of parks within walking distance, and easy access to nature abounds in the form of the Wester & Easter Craiglockhart Nature Reserves, the Union Canal (providing tranquil access to the heart of the city) and the Water of Leith walkway (offering convenient access to the picturesque Colinton Dell and the Pentland Hills Regional Park). A wealth of public sports facilities serve the local community in the form of the Craiglockhart Leisure & Tennis Centre and the Meggetland Sports Complex which includes a gym, café, physiotherapy concession and football, hockey and rugby pitches. Schooling is well catered for locally at nursery, primary and secondary level in the public and private sectors. The area is popular with daily commuters into the city and beyond with easy access to the City Bypass and a range of local bus services available.





Accommodation

Lounge:	3.28m x 6.22m	(10'9" x 20'5")
Kitchen:	1.96m x 3.84m	(6'5" x 12'7")
Shower Room:	1.9m x 2m	(6'3" x 6'7")
Master Bedroom:	3m x 4.04m	(9'10" x 13'3")
Bedroom:	2.24m x 3.96m	(7'4" x 13')

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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