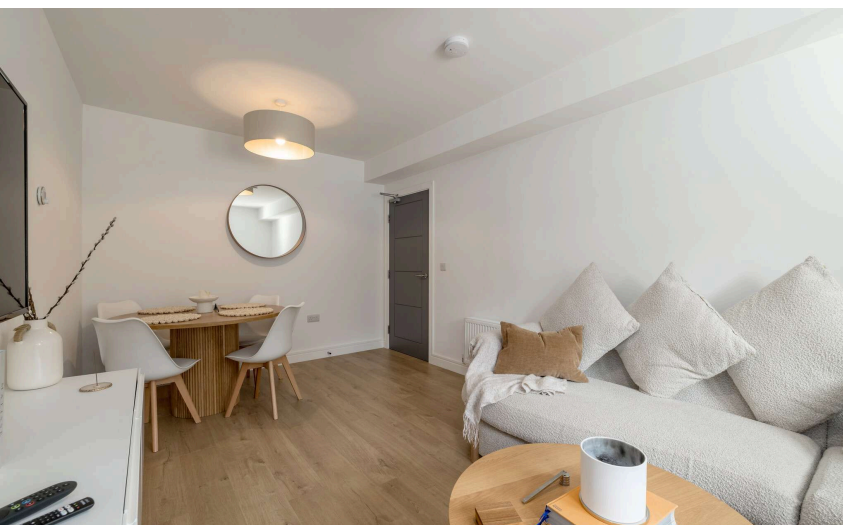


COULTERS[©]

FLAT 4, 59 CRAIGLOCKHART AVENUE

CRAIGLOCKHART, EDINBURGH, EH14 1LS

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A stunning one-bedroom first-floor flat with private parking forming part of a highly regarded modern development in the desirable Craiglockhart area. Set within attractive, well-maintained landscaped grounds, the property is accessed via a secure video entry system and benefits from a passenger lift. The location combines a lovely residential setting with excellent access to local amenities and transport links, making it an ideal home for first-time buyers, professionals and downsizers alike.

Internally, the accommodation is well proportioned and finished in a fresh, neutral style throughout. A welcoming entrance hallway provides useful storage and leads through to the bright and spacious living room/dining room. Dual glazed doors open onto a Juliet balcony, allowing plenty of natural light to fill the room, while wood floors and contemporary décor create an attractive and comfortable living space.

The modern fitted kitchen has space for a dining table and features a stylish two-tone range of wall and base units, complemented by coordinated worktops and splashbacks. Integrated appliances provide a streamlined finish.

KEY FEATURES



Stunning one bedroom first floor flat with lift



Lovely living/dining room with juliet balcony



Stylish contemporary kitchen



Spacious bedroom with built-in storage



Attractive communal grounds



Allocated parking space



EPC Rating - B



Council Tax Band - D



The generously proportioned double bedroom has excellent built-in cupboards and benefits from a second Juliet balcony, creating a particularly light and airy feel. Completing the accommodation is a contemporary bathroom fitted with a three-piece white suite, including a shower over the bath and complementary tiling.

Further benefits include gas central heating and double glazing throughout.

Externally, residents have access to beautifully maintained communal gardens, together with shared bin storage and secure bicycle storage.





THE LOCAL AREA

Just two and a half miles to the south-west of Edinburgh's City Centre, Craiglockhart is a residential suburb which enjoys a tranquil setting on the banks of The Water of Leith. Take advantage of picturesque open spaces including walks through the Colinton and Craiglockhart Dell and at Easter Craiglockhart Hill Nature Reserve. Craiglockhart Leisure and Tennis Centre is nearby with tennis, squash, and badminton whilst the Meggetland Sports Complex has extensive sports pitches. There are convenience stores and a variety of dining amenities to enjoy in the locale. Larger shopping needs are met at Asda at Chessier and at Edinburgh West Retail Park which has an M&S Food and an Aldi amongst other shops.

The City Bypass and the Scottish Motorway network are minutes away connecting you to Edinburgh International Airport and The Queensferry Crossing. There is a tram stop at Saughton, and the efficient bus and rail network that includes Slateford Train Station, takes you swiftly into Edinburgh City Centre.

Extras

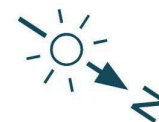
All integrated blinds, floor fittings, light fittings and blinds are included in the sale. Certain furniture may be available by separate negotiation.

Factoring

The development is professionally factored by Redpath Bruce.



Craiglockhart Avenue, EH14 1LS

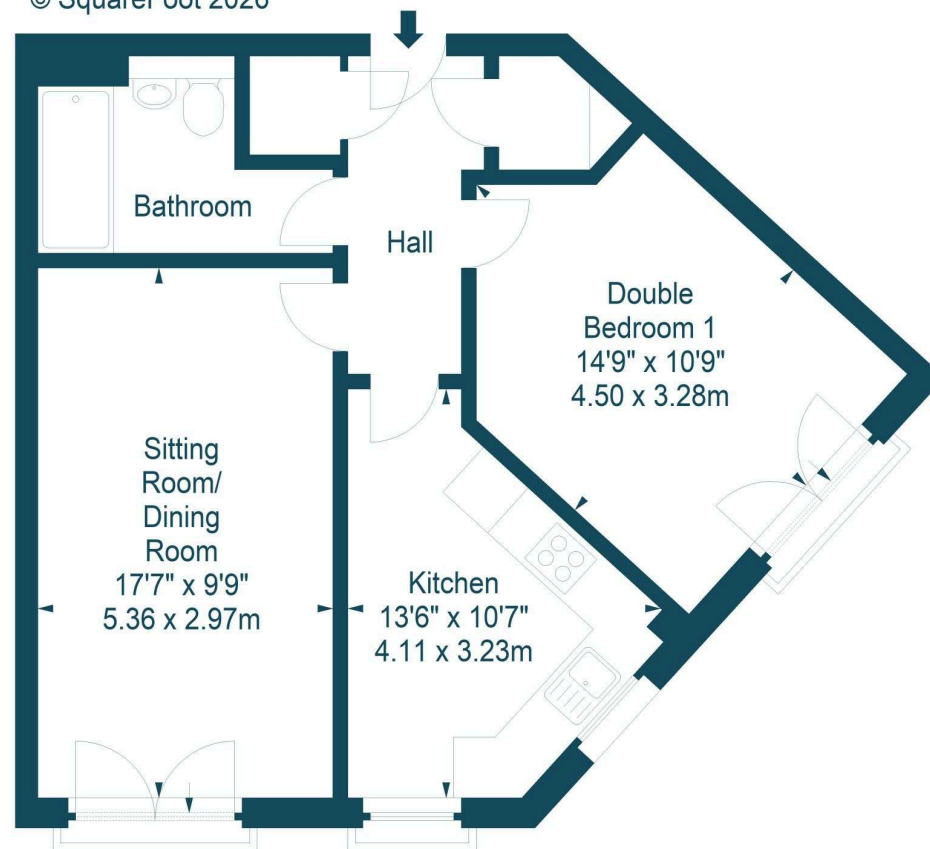


Approx. Gross Internal Area

560 Sq Ft - 52.02 Sq M

For identification only. Not to scale.

© SquareFoot 2026



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.