



19 Allan Park Drive
CRAIGLOCKHART | EDINBURGH | EH14 1LW


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Well-presented two-bedroom, three reception room end-terraced home with stunning views of Edinburgh Castle located in the sought after Craiglockhart area to the South of the city centre. This home is extremely versatile and would make a great family home. The property is set over two floors and the downstairs comprises an entrance porch, spacious living room with an attractive bay window and fireplace with open fire, a dining room, a conservatory and fitted kitchen with access both outside to the garden and internally to the garage and currently comprising an oven, gas hob, fan and pantry. Upstairs there are two well-proportioned bedrooms, one with built in wardrobes and one with stunning views of Edinburgh Castle and completing the accommodation is the shower room with a heated towel rail. The property also benefits from front and rear gardens made up of a lawn, shed, green house, outdoor tap and has a front driveway giving off street parking.

- Beautiful two-bedroom End-terraced home with views toward Edinburgh Castle
- Spacious living room with bay window
- Fitted Kitchen with access to the garden and the garage
- Two well-proportioned bedrooms, one with built in wardrobes
- Shower room with heated towel rail
- Dining room and separate conservatory
- Private driveway giving off street parking
- Landscaped front and rear gardens

Energy Rating D. Council Tax band E.

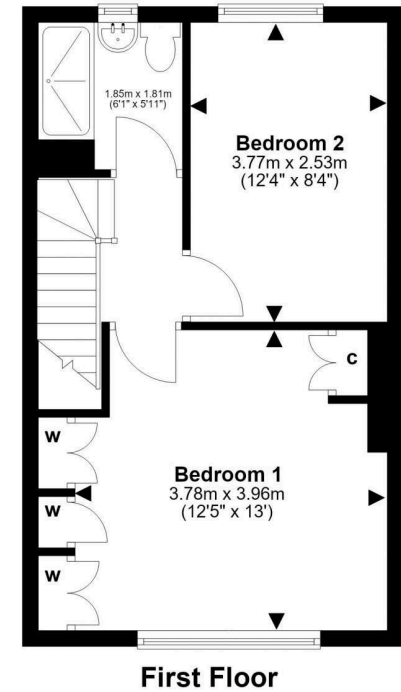
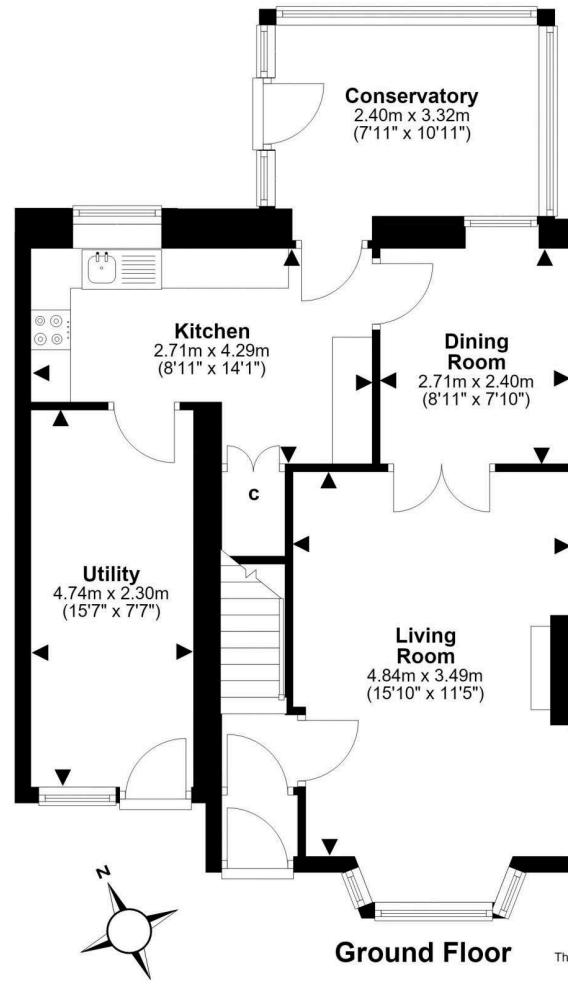
Included in the sale will be all blinds, curtains, and white goods. Items of furniture can be included if required.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The prestigious Craiglockhart area lies to the south of the City Centre. There is a good range of shopping outlets in Craiglockhart itself, including a Tesco Express, with a Tesco Superstore available at nearby Colinton Mains. Further speciality shops can be found at Brunstfield and Morningside, both locations being easily accessible. Leisurewise, the choice is excellent, whilst for the sports conscious there is Meggetland Sports Complex, Craiglockhart Leisure and Tennis Centre, golf courses and pleasant walks along the Union Canal Walkway which links to Edinburgh's cycle path network. Schooling is well represented from nursery to senior level and Napier's Craiglockhart Campus is a short journey away. An efficient public transport network operates to most parts of the town and Slateford Railway Station is also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.