BlairCadell
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75/7 Lockharton Avenue
Edinburgh EH14 1BD

Offers Over £360,000

- 1 bed plus box ground floor flat
- Lift access to lower and upper levels
- Bay window lounge/diner
- Breakfasting kitchen
- Double bedroom with en-suite wet room & Versatile box room
- Family bathroom
- Gas central Heating, double glazing
- Secure underground parking & on street parking

Council Tax Band: E
Tenure: Freehold
Monthly Service Charge: £83.88

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One bed plus box ground Floor Flat

75/7 Lockharton Avenue is a rarely available ground floor apartment forming part of an exclusive development in the highly sought-after Craiglockhart area of the city. Presented in excellent walk-in condition throughout, the property is ideally suited to professionals and downsizers alike.

Accessed via a shared secure entry system, the property benefits from lift access to both the lower and upper levels. A welcoming reception hall offers excellent storage facilities, leading to an attractive lounge/dining room featuring a charming bay window that creates a bright and inviting space for relaxing and entertaining. The breakfasting kitchen is well equipped with ample wall and floor-mounted storage units, generous worktop space, a gas hob and integrated appliances. An access hatch provides entry to a substantial underfloor storage area, offering valuable additional storage. There is a comfortable double bedroom, complemented by an en-suite wet room with electric shower. A further versatile box room is currently utilised as a second bedroom, providing flexible accommodation ideal for guests or a home office. Completing the accommodation is a separate bathroom fitted with a three-piece suite and a mains-powered shower over the bath. Further benefits include gas central heating with a newly installed boiler, double glazing and an allocated parking space within a secure underground car park. Unrestricted on-street parking is also available during certain times. Please note no warranty is given for systems.

Factor Details: The property is Factored by Above Board Factors with a monthly fee of approximately £83.33 per month which includes communal maintenance and buildings insurance. The lift has recently undergone substantial improvement works, enhancing convenience and accessibility for residents.

Craiglockhart offers a wealth of local amenities, with Happy Valley Shops, including a Margiotta and Tesco Express, providing convenient options for everyday shopping. The area also benefits from a pharmacy, GP practice and post office, alongside a selection of restaurants and bars, including the nearby Dine restaurant. Larger supermarkets are also conveniently located nearby. The vibrant neighbouring areas of Morningside and Bruntsfield are within easy reach, offering an excellent choice of shops, including Waitrose, as well as a cinema, theatres and a wide variety of cafés and restaurants.

For those who enjoy the outdoors, the area is ideally positioned for country park walks, the Pentland Hills, picturesque woodland walks along the Water of Leith and the tranquil surroundings of Craiglockhart Pond. Sports and leisure facilities are also close at hand, with Craiglockhart Sports Centre nearby. Golf enthusiasts are well catered for, with several courses nearby, including Merchants of Edinburgh Golf Club, Kingsknowe Golf Club and Braid Hills Golf Course. Families are well catered for, with an excellent choice of schools, including Juniper Green Primary, Currie High, Firhill and Merchiston Castle School, alongside a number of other prestigious independent schools within a short drive. Commuters benefit from regular public transport links, while the City Bypass and wider motorway network are easily accessible, providing convenient connections to Edinburgh and beyond.

Viewing By appointment 0131 337 1800









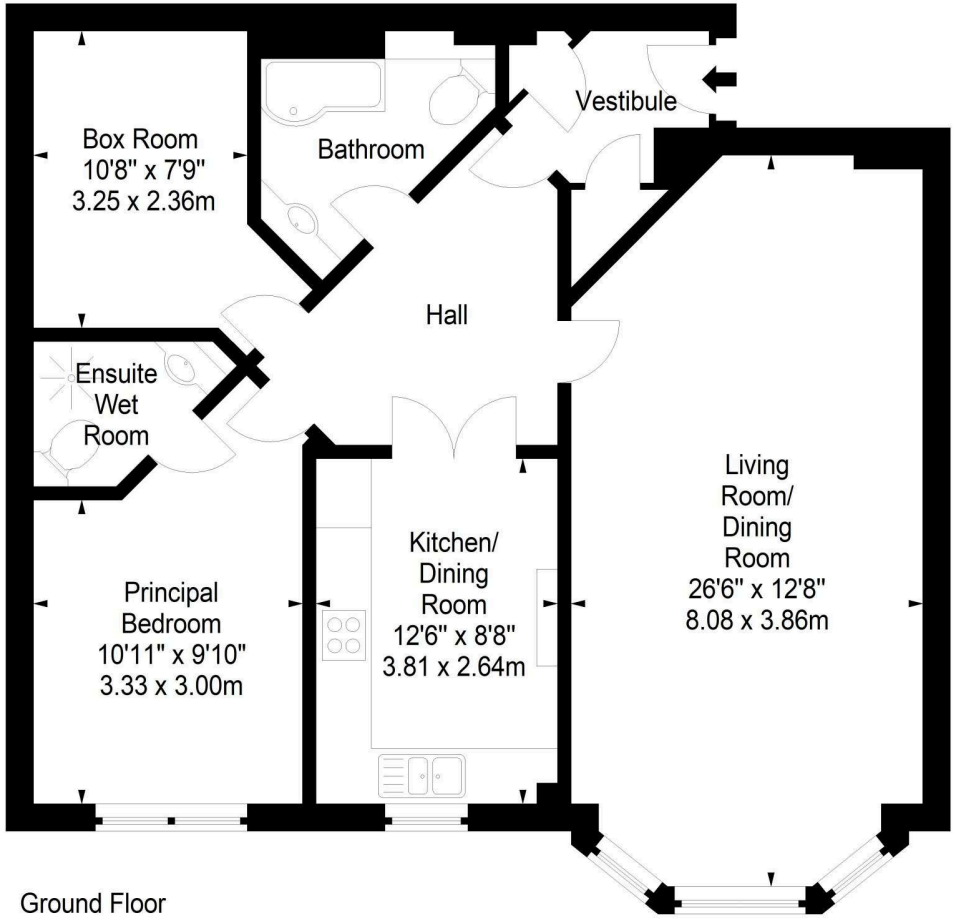




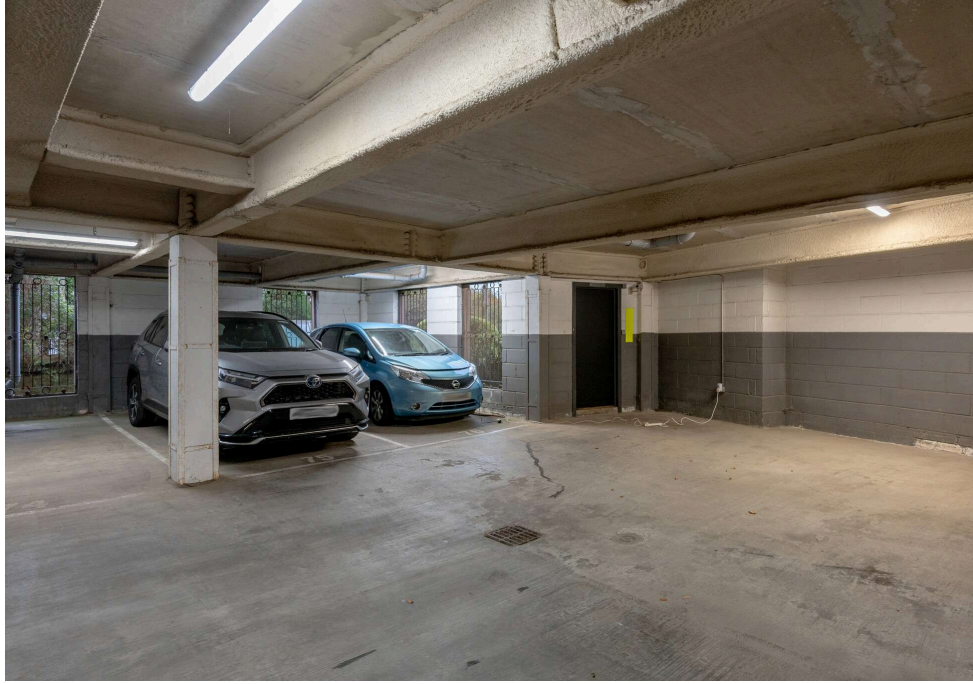
Lockharton Avenue,
Edinburgh, EH14 1BD

SquareFoot

Approx. Gross Internal Area
894 Sq Ft - 83.05 Sq M
For identification only. Not to scale.
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Ground Floor





Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

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