





SA &T

87/4 Craiglockhart Terrace Edinburgh, EH14 1BA

2 1 1 EPC Rating D Council Tax Band D









Highlights

Ground Floor

Newly renovated

Residents Car Park

Retirement - for age over 60 for women and 65 for men

Close proximity to local amenities

87/4 Craiglockhart Terrace is an attractive and exceptionally well-presented ground-floor two-bedroom retirement apartment, situated within a highly regarded residential development in the sought-after Craiglockhart area of Edinburgh. Specifically designed for retirement living, the development offers a range of facilities and services to provide residents with comfort, convenience and peace of mind.

The property has been recently renovated throughout, offering stylish, contemporary accommodation finished in a neutral and welcoming palette.

The accommodation comprises a welcoming entrance hallway with a generous storage cupboard and access to all principal rooms. The bright, south-facing living/dining room enjoys an abundance of natural light and provides an inviting space for relaxing and entertaining. The room overlooks the attractive communal courtyard and offers direct access to the newly fitted kitchen, which is equipped with a range of contemporary wall and base units, an induction hob, fridge/freezer, dishwasher and combination microwave oven.

There are two well-proportioned bedrooms, both benefiting from fitted wardrobes. The principal bedroom features mirrored wardrobes, while the second bedroom offers excellent flexibility for use as a guest bedroom, hobby room or home office.

Completing the accommodation is a recently refurbished shower room, fitted with a modern three-piece suite comprising a shower with grab rail and integrated shower seat, wash hand basin set within a vanity unit and WC with bidet functionality.

Further benefits include ground-floor access, pull-cord emergency alarms throughout, ample unallocated residents' parking within the development and a guest room available to book on the same corridor.







Location

Craiglockhart is one of Edinburgh's most desirable residential areas, situated to the south-west of the city centre. The area offers an appealing combination of local amenities, leisure facilities and attractive outdoor spaces, making it a particularly convenient and pleasant place to live.

A good selection of everyday shopping facilities can be found nearby, including Margiotta and Tesco Metro on Colinton Road. Craiglockhart Leisure and Tennis Centre is within easy walking distance and offers an excellent range of sporting and fitness facilities, including tennis courts, a gym and fitness classes. Meggetland Sports Complex is also conveniently located nearby.

For those who enjoy the outdoors, there are numerous scenic walking routes around Craiglockhart Pond, Craiglockhart Hill and the Union Canal. The popular neighbouring districts of Morningside and Bruntsfield are also within easy reach, offering an excellent selection of independent retailers, cafés, restaurants, banking facilities and a post office.

The property is well served by regular bus services, providing convenient connections to Edinburgh city centre and surrounding areas.







Scan the QR code
for up to date
price & viewing details

STURROCK
ARMSTRONG
& THOMSON

Contact us
7a Dundas Street,
Edinburgh EH3 6QG

T: 0131 225 4082
F: 0131 556 2079
E: property@satsolicitors.co.uk
www.satsolicitors.co.uk



Total: 582 sq. Ft, 54 m2
1st Floor: 582 sq. Ft, 54 m2
Excluded Areas: Walls: 66 sq. Ft, 6 m2

Measurements Deemed Highly Reliable But Not Guaranteed.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.

espc CHARTERED FIRM