

COULTERS<sup>©</sup>

WELCOME TO:

# LANARK ROAD

22/3 Lanark Road, Craiglockhart, Edinburgh, EH14 1TQ



## LANARK ROAD AT A GLANCE:



Residential  
Craiglockhart location



Modern  
apartment



Open-plan living/  
dining/kitchen



Minutes from The  
Water of Leith



Private garden and  
residents' garage parking



Excellent  
amenities

## EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Spanning two floors of an exclusive four property development in the popular area of Craiglockhart, this is a beautifully presented apartment with stylish architectural features and a private garden. Ideal for enjoyable modern living the stylish and light-filled accommodation has been thoughtfully designed to allow for entertaining in style and relaxing in comfort. Next to The Water of Leith and the Union Canal, and a variety of amenities whilst also offering swift access to the City Centre, this home presents a unique opportunity.

- Wonderfully bright dual-aspect living/dining/kitchen leading out to the private garden and boasting a stylish interior.
- Well-laid-out kitchen featuring high-spec integrated appliances.
- Hallway utility cupboard.
- Principal double bedroom with a chic décor of plush grey carpeting, and built-in mirrored wardrobes. An en-suite houses a chrome towel radiator, bath with a wall-mounted shower, and washbasin built into vanity.
- Second bright double bedroom with fitted wardrobe and open views to the canal aqueduct.
- Well-appointed shower room.
- Gas central heating and double glazing throughout.
- Tranquil secluded garden.
- Allocated residents garage space.





## LOCATION, LOCATION, LOCATION:

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. Semi-rural in location, take advantage of picturesque open spaces including walks through the Colinton and Craiglockhart Dell and at Easter Craiglockhart Hill Nature Reserve.

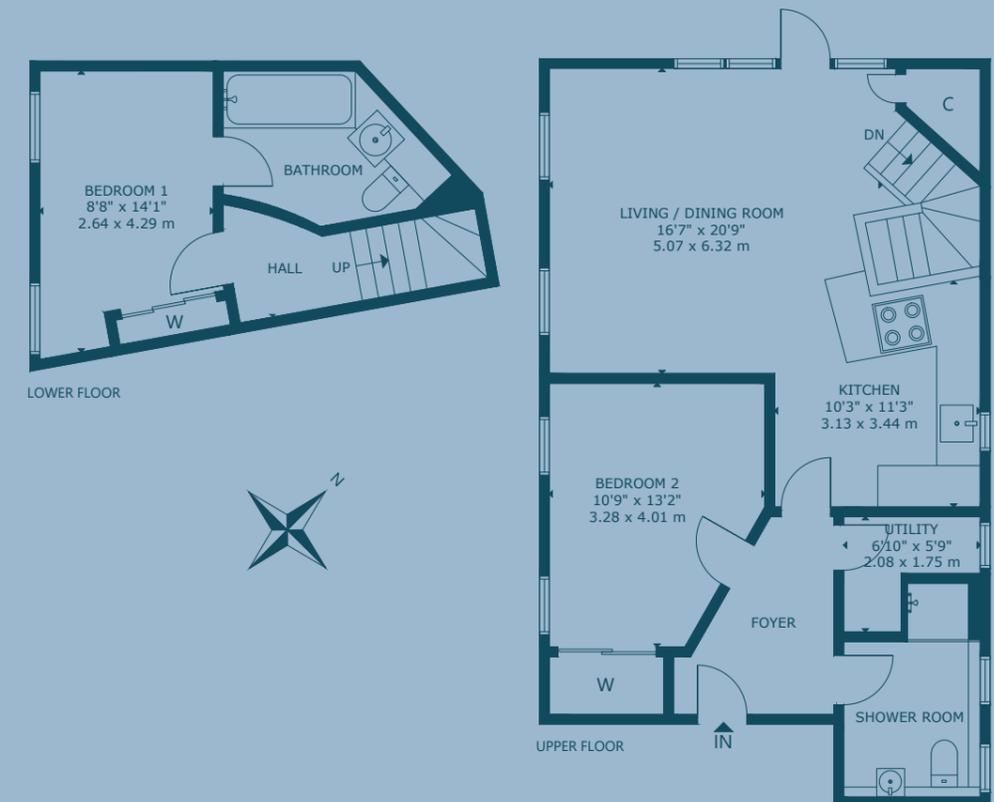
Get active and enjoy recreational activities at The Dalmahoy Golf and Country Club, Midlothian Snowsports Centre, and renowned golf courses. Craiglockhart Leisure and Tennis Centre is nearby with tennis, squash, and badminton whilst the Meggetland Sports Complex has extensive sports pitches. There are convenience stores and a variety of dining amenities to enjoy in the locale. Larger shopping

needs are met at Hermiston Gait which has a Tesco Superstore, and there is an Asda at Chesser. Heriot-Watt University, Napier University, and Edinburgh College are all close by.

Local schooling includes Oxcgangs Primary School and Firrhill High School. Private school options such as George Watson's College, and Merchiston Castle School are a short drive. 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.



## FLOOR PLAN:



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Approx. Gross Internal Area

974 Sq Ft - 90 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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