

14 Allan Park Drive

CRAIGLOCKHART, EDINBURGH, EH14 1LP



Semi-detached house presented in very good condition and has been extensively extended



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McEwan Fraser is delighted to present this semi-detached house which is offered to the market chain free. The property is presented in very good condition and has been extensively extended. Living space extends to four bedrooms, two of which enjoy en-suite shower rooms, a generous living room, kitchen, master bathroom and extensive conservatory. The property also enjoys gas central heating, double-glazing, off-street parking and southwest facing rear garden.

THE LIVING ROOM



Internal accommodation is focused on a spacious living room which is neutrally finished and includes a stylish fireplace which creates a natural focal point for the room. The space on offer gives plenty of flexibility for different furniture configurations. This will give the new owner plenty of freedom to create their ideal entertaining space.

French doors from the living room open into an extensive conservatory that benefits from central heating. This a wonderful addition to the house and helps create an extensive and free-flowing entertaining space.

THE CONSERVATORY



THE KITCHEN



The kitchen is adjacent to the living room and also enjoys direct access into the conservatory. The kitchen itself benefits from a good range of based and wall mounted units that provide plenty of prep and storage space.





Accommodation on the ground floor is completed by three neutrally presented bedrooms, a central hallway with integrated storage, and the family bathroom which benefits from partial tiling and a three-piece white suite with shower over bath. The master bedroom, with attached en-suite shower room, is in the converted loft. The master bedroom enjoys extensive integrated storage and superb natural light.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4

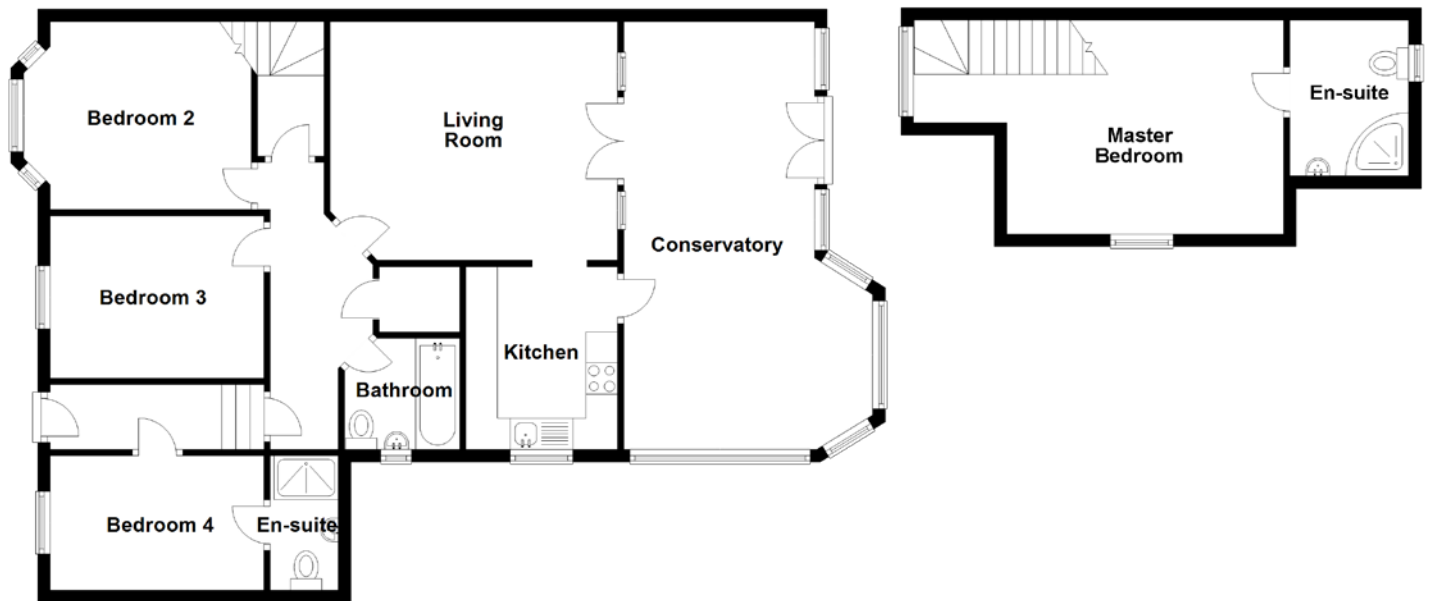


Externally, the front garden has been paved to create off-street parking for two cars and is set behind a mature privet hedge for privacy. The rear garden is southwest facing and perfect for direct sunshine all through the afternoon and into the evening. Perfect for al fresco dining. The garden is fully enclosed and boasts a patio and mature lawn.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



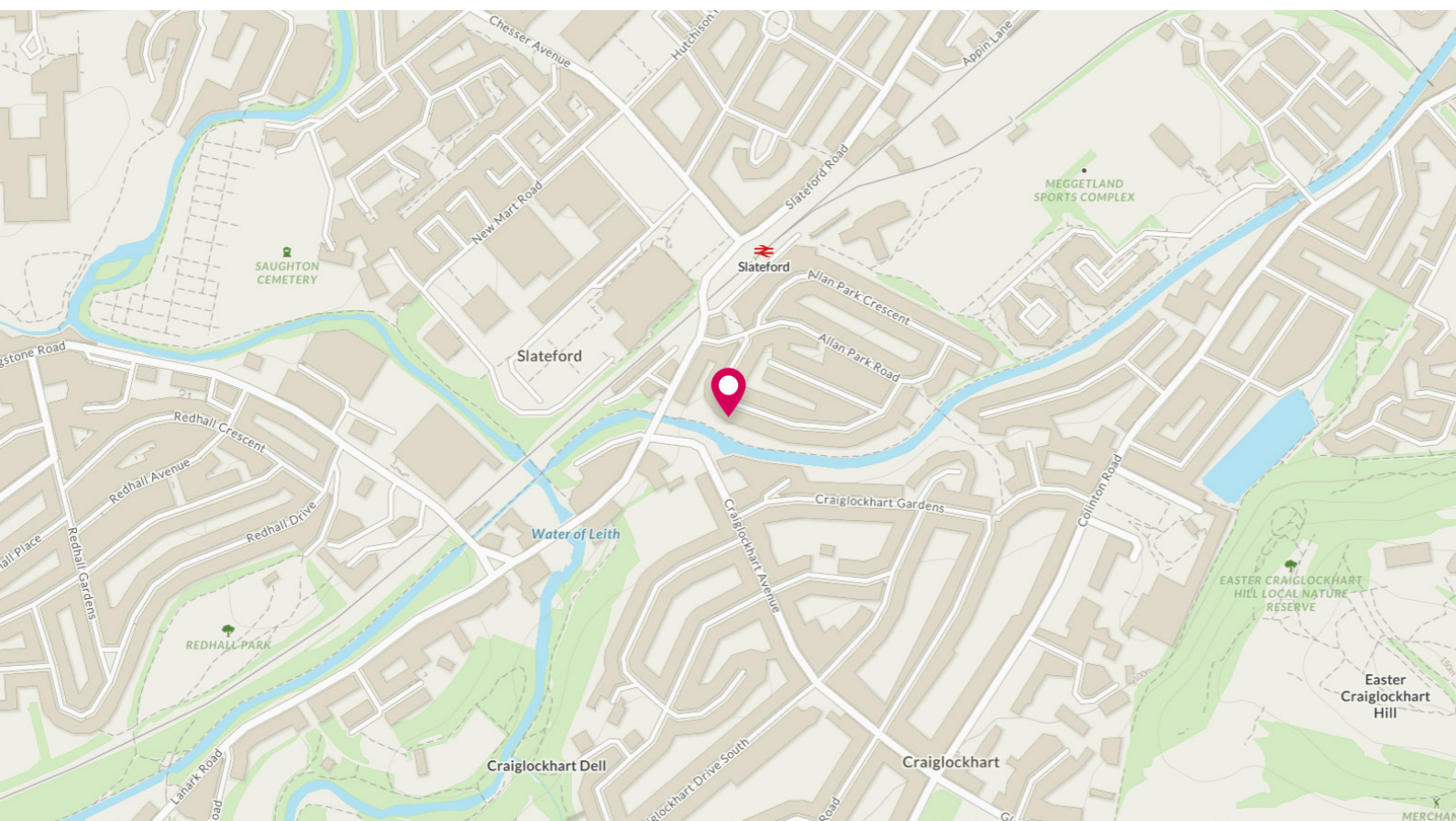
Approximate Dimensions (Taken from the widest point)

Living Room	4.57m (15') x 3.80m (12'6")
Conservatory	6.81m (22'4") x 3.96m (13')
Kitchen	3.00m (9'10") x 2.41m (7'11")
Bathroom	1.83m (6') x 1.77m (5'10")
Master Bedroom	5.89m (19'4") x 3.39m (11'2")
En-suite	2.47m (8'1") x 1.89m (6'2")

Bedroom 2	3.63m (11'11") x 2.99m (9'10")
Bedroom 3	3.50m (11'6") x 2.59m (8'6")
Bedroom 4	3.46m (11'4") x 2.14m (7')
En-suite	2.25m (7'5") x 0.89m (2'11")

Gross internal floor area (m²): 119m²

EPC Rating: C



THE LOCATION

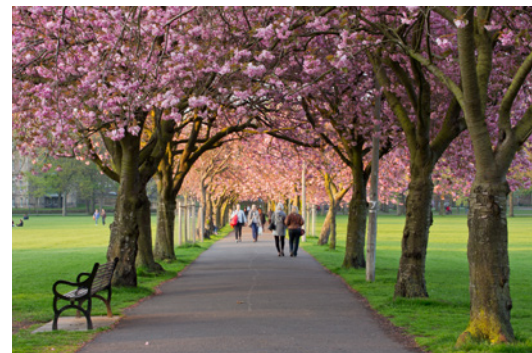
The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the City Centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village. Further afield but easily accessible, Bruntsfield and Morningside are both home to a vibrant selection of specialist shops, cafes, bars and bistros are also nearby.





Craiglockhart offers a wealth of sport and leisure facilities, particularly Meggetland sports complex, Craiglockhart Leisure Centre & Tennis Centre, which boasts a well-equipped gym, fitness studios, squash courts and a multi-purpose sports hall, as well as outstanding indoor and outdoor tennis facilities. If you prefer to exercise in the fresh air, there are a number of Golf courses nearby or you can take a relaxed stroll along the Union Canal or to the picturesque Water of Leith walkway. Craiglockhart benefits from an excellent range of state schools and the area is well-positioned for some of the capital's finest independent schools, particularly Merchiston Castle School, George Watson's College and The Edinburgh Rudolf Steiner School.

Craiglockhart is served by superb public transport links across the city and the nearby Slateford train station offers regular services to Edinburgh and Glasgow. The area is also ideal for commuters thanks to swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.



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