

59 Allan Park Drive

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*HIGHLY DESIRABLE TWO-BEDROOM LOWER VILLA IN
THE POPULAR CRAIGLOCKHART AREA OF EDINBURGH*



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An excellent opportunity has arisen to acquire this highly desirable two-bedroom lower villa, well located within the popular Craiglockhart area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, and briefly comprises; entrance hallway with an under-stair storage cupboard, a bright and spacious lounge with a bay window and Edinburgh press cupboard and a fully fitted, modern kitchen which benefits from an integrated four-ring gas hob/oven and extractor hood. There are also two spacious double bedrooms, one of which with a further Edinburgh press and a three-piece, partially tiled bathroom with an overhead shower and extractor fan.

This property also benefits from; gas central heating, full double glazing and private garden grounds to the front and rear of the property, with gated entry. There is also more than adequate on-street parking to accommodate for residents and visitors alike.



the kitchen





bedroom 1

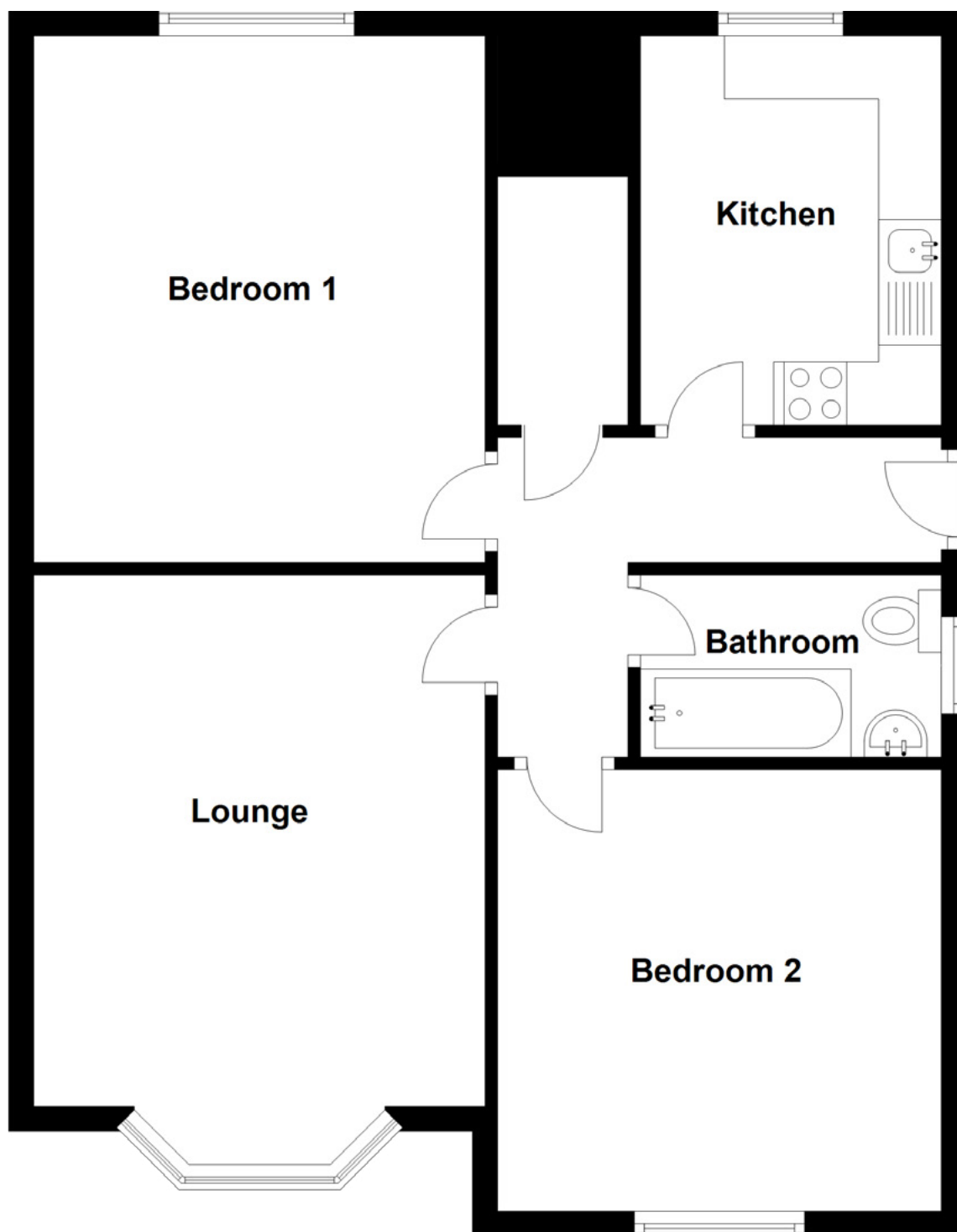




bedroom 2







Previous planning permission is still available to view, which details a single story extension to the rear of the kitchen, adding a family room and giving a modern open plan feel to the newly created social hub of the property.

Application No. 07/02883/FUL.

Approximate Dimensions
(Taken from the widest point)

Lounge	4.23m (13'11") x 3.60m (11'10")	Bathroom	2.40m (7'10") x 1.45m (4'9")
Kitchen	3.10m (10'2") x 2.40m (7'10")		
Bedroom 1	4.20m (13'9") x 3.60m (11'10")	Gross internal floor area (m ²): 65m ²	
Bedroom 2	3.54m (11'7") x 3.52m (11'7")	EPC Rating: C	





Craiglockhart is a highly sought after residential area situated to the south west of Edinburgh city centre. The surrounding area has a wide variety of property styles, mainly detached villas and bungalows. The immediate area boasts a superb range of local amenities including local shopping, transport, recreational and educational facilities. The property is perfectly situated in a quiet cul-de-sac and provides quick and easy access to the Gyle Shopping centre with major retail outlets namely Marks & Spencers and Morrisons superstore to name but a few.

Craiglockhart is only a short bus or car journey away from the city centre, with its plethora of restaurants, shops and tourist attractions. However, this attractive property is also less than 1/4 mile from the pretty Waters of Leith, ideal for dog-walking and cycling. Many other recreation facilities are also close at hand, including the exclusive Craiglockhart Sports Centre.

Local schools within the private and public sectors, including George Watson's College, Firhill and Edinburgh Napier University are within walking distance of the property.

The Location

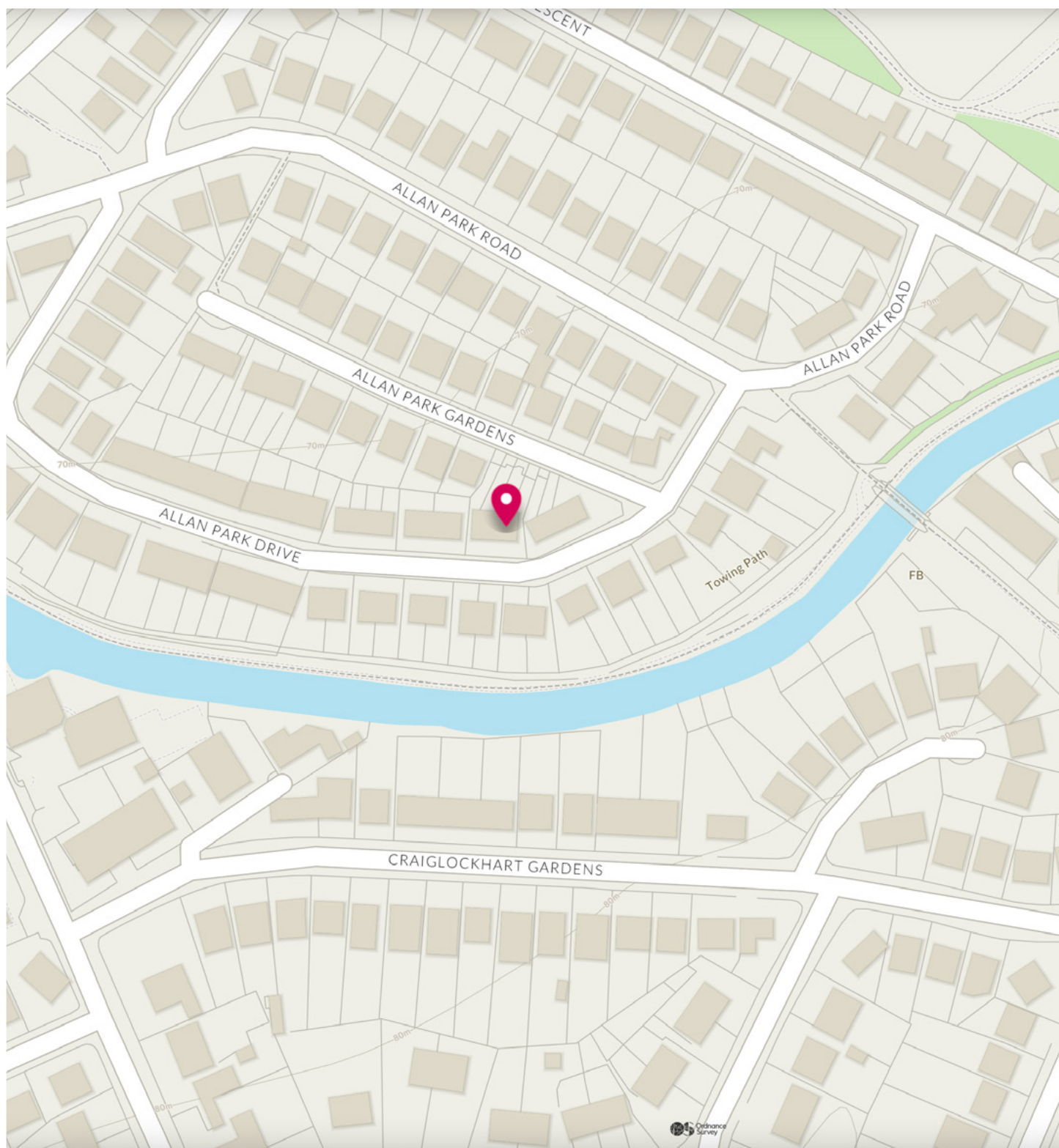


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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