



# 8/9 MEGGETLAND SQUARE

Craiglockhart, Edinburgh, EH14 1XP



1

Public Room



3

Bedrooms



3

Bathrooms



# 8/9 MEGGETLAND SQUARE

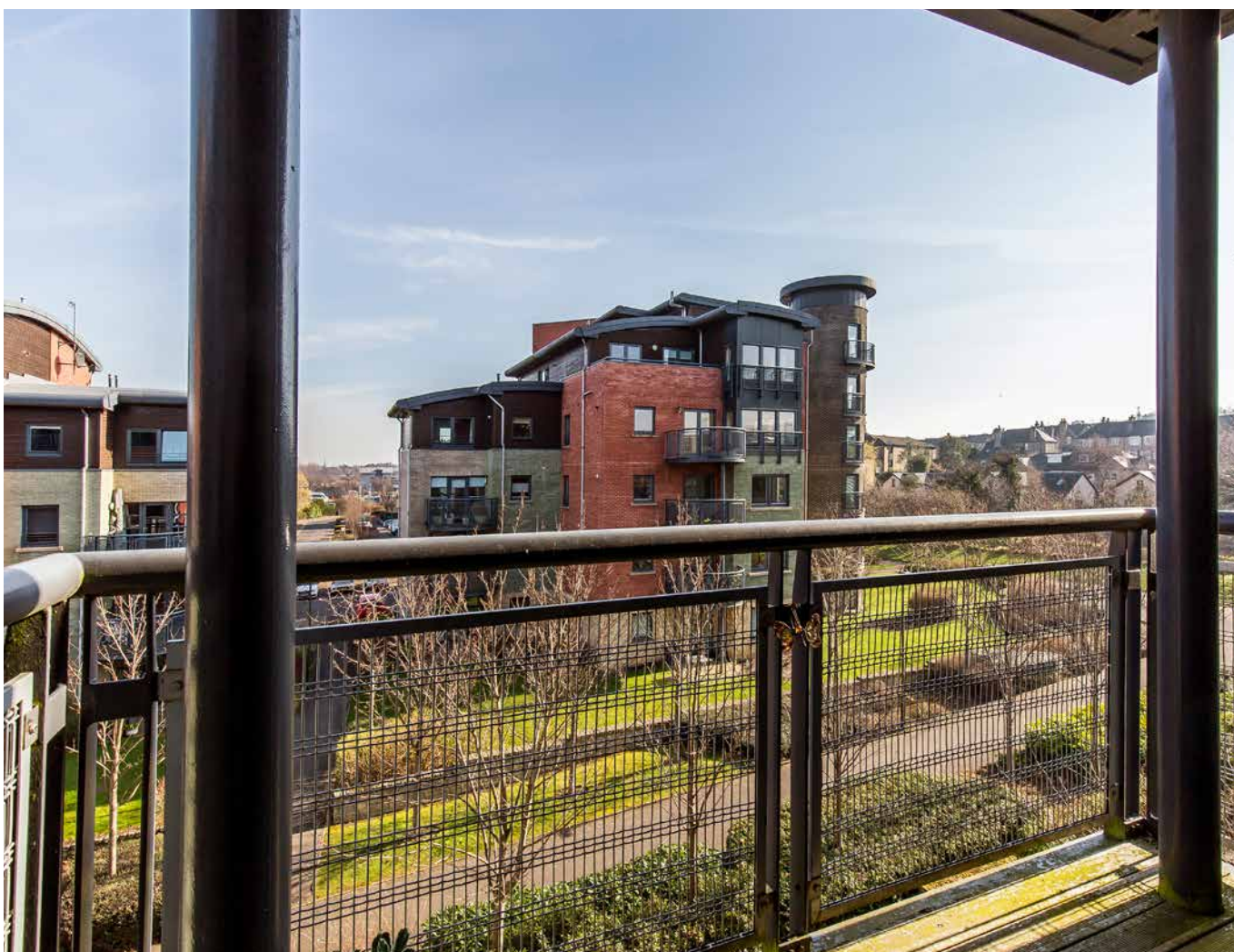
Part of a sought-after modern development by Applecross, this modern third-floor apartment is an exceptional three-bedroom city residence that offers the very best to its inhabitants. It boasts large rooms that are light and airy, and it is beautifully decorated in crisp white – the perfect aesthetic for new buyers. It also features a generously appointed dining kitchen, as well as two en-suites and a family bathroom. In addition, every homeowner has two private parking spaces, one in the main carpark and the other in a secure underground carpark just a 2 minutes' walk from the property's main door. There is also a communal bike store and bin store at ground level.

Adding to the appeal of this impressive property is the fact that it has a highly desirable location in prestigious Craiglockhart. The development is surrounded by greenery and it is positioned by the Union Canal, which offers wonderful walking and cycling opportunities as part of the National Cycle Route 75. There is a choice of supermarkets just a short walk away, along with excellent transport links and well-regarded schools. The property is also within easy reach of the city centre, providing a swift commute for professionals. Altogether, this home will be in very high demand.

Extras: integrated kitchen appliances (gas hob, oven, microwave, fridge/freezer, and dishwasher) and an undercounter washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: There is a factoring agreement in place with James Gibb Residential Factors. The quarterly charge is around £400 and this includes buildings insurance.





B

EPC  
RATING

G

COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

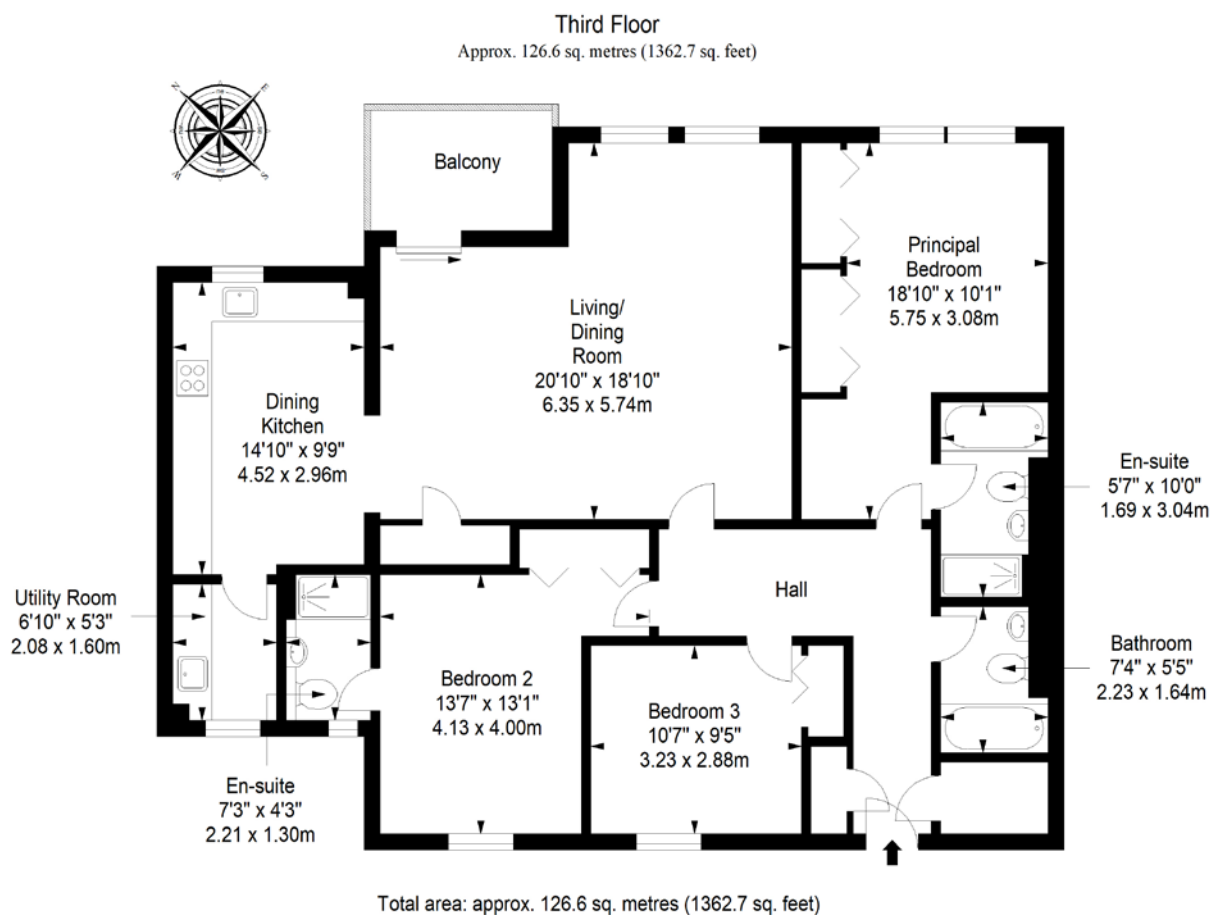
## Features

- An outstanding third-floor apartment
- Part of an Applecross development
- Highly sought-after setting in Craiglockhart
- Secure entry system and a lift service
- Welcoming hall with built-in storage
- Bright and expansive living/dining room
- Openly accessed dining kitchen
- Separate utility room for laundry
- Private balcony with elevated views
- Three double bedrooms with built-in wardrobes
- 4pc en-suite bathroom with bath and shower cubicle
- Modern 3pc en-suite shower room
- Quality family bathroom with overhead shower
- Well-kept communal garden grounds
- Two private parking spaces



# CRAIGLOCKHART, EDINBURGH

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, while the bustling high streets of Bruntsfield and Morningside (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 Craiglockhart Leisure Centre & Tennis Centre, which boasts a well-equipped gym, fitness studios, squash courts and a multi-purposes sports hall, as well as outstanding indoor and outdoor tennis facilities. Or if you prefer to exercise in the fresh air, why not take a relaxed stroll or cycle along the Union Canal or picturesque Water of Leith walkway. Craiglockhart benefits from an excellent range of state schools and the area is also well positioned for some of the capital's finest independent schools. Craiglockhart is served by superb public transport links across the city and nearby Slateford train station offers regular services to Edinburgh and Glasgow. The area is also ideal for commuter thanks to swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.



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