



1/15 MEGGETLAND VIEW

Craiglockhart, Edinburgh, EH14 1XS



1

Public Room



2

Bedrooms



1

Bathroom



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This two-bedroom flat lies on the third floor of a modern lift-serviced development, offering a desirable suburban address just moments from the Union Canal cycle route, rail links, and a picturesque nature reserve – the perfect blend of convenience and tranquillity. Enjoying far-reaching views and a southerly aspect, the light-filled interiors are neutrally presented and feature two double bedrooms with storage, a bathroom with a shower-over-bath, and a sociable living area with a reception room open to a kitchen boasting a breakfast island and a study nook for home working. Additionally, the new owner will benefit from a designated parking space and access to manicured communal gardens.







VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Peaceful suburban development
- Third-floor flat with bright, neutral interiors and open views
- Communal lift and secure entry system
- Inviting entrance hall with storage
- Spacious living/dining room open to:
- Sun-filled breakfasting kitchen (with study nook)
- Two double bedrooms with fitted wardrobes
- Tasteful bathroom with shower-over-bath
- Maintained communal gardens
- Conveniently designated parking space







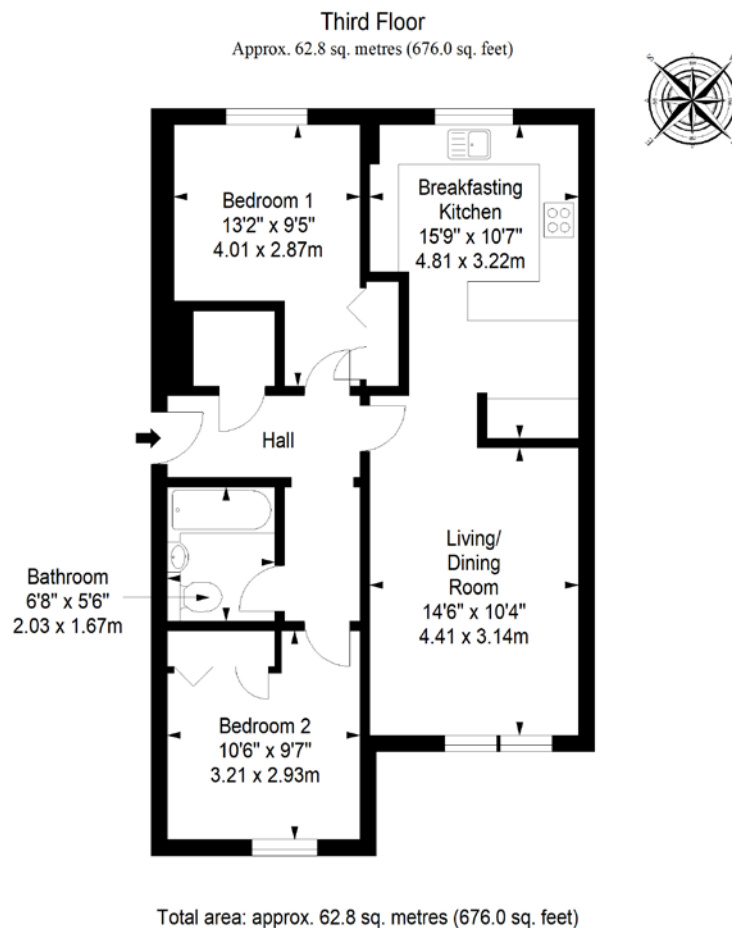
Extras: All fitted floor and window coverings and light fittings are included, whilst all furniture is included through separate negotiation.

Factor: The factor is managed by Myreside management at an approximate quarterly cost of £350.00.



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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