

**33 Meggetland Terrace
Edinburgh EH14 1AP**

Fixed Price £450,000

- Bay window lounge featuring gas fireplace
- Breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Dining room
- Three double bedrooms
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Cellar
- South facing garden
- On-street permit parking

Council Tax Band: F

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



Upper Flat

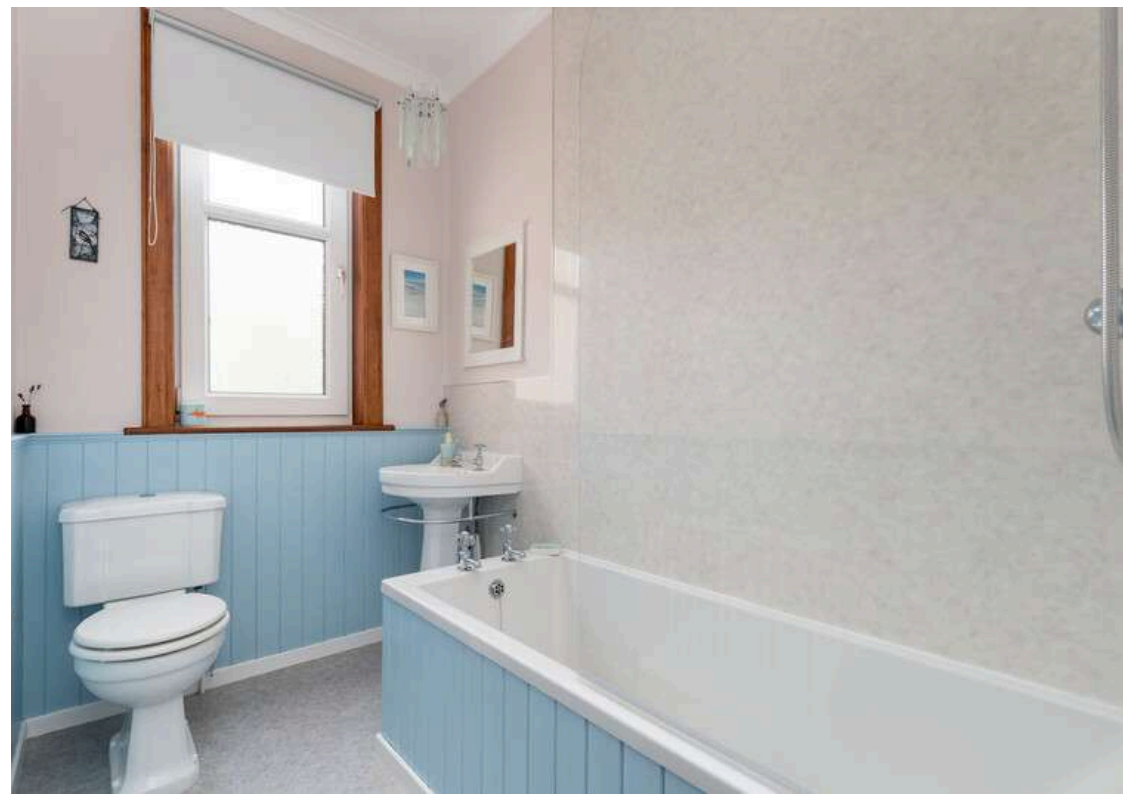
Blair Cadell is delighted to present this superb upper flat, located in the highly sought-after Craiglockhart area. Offering three spacious double bedrooms, versatile living spaces, and a beautifully maintained garden, this property is sure to attract a wide range of buyers and is a must-see.

The accommodation features a bright and welcoming bay-windowed lounge, complete with a cozy gas fireplace – the perfect spot for relaxing or entertaining. The breakfasting kitchen leads into a separate dining room, ideal for hosting guests or easily adaptable as an additional living area. The kitchen is well-equipped with a range of wall and floor-mounted units, a gas hob, electric oven, and essential white goods, all included in the sale. Each of the three double bedrooms includes built-in storage for added convenience. The family bathroom boasts a three-piece suite with a mains shower over the bath. A spacious hallway, bathed in natural light from a large skylight, adds to the property's charm and includes three additional storage cupboards. The property benefits from efficient gas central heating and double glazing throughout. Outside, the stunning south-facing garden, with its mature flower beds, serene pond, and well-kept lawn, is a gardener's dream. A useful cellar provides plenty of extra storage space. On-street permit parking is readily available.

Situated in a quiet cul-de-sac in the peaceful Craiglockhart district, this home offers a countryside feel while being just three miles southwest of Edinburgh's city centre. Nearby amenities include a Tesco Superstore at Colinton Mains, a Sainsbury's Superstore at Longstone, and a 24-hour Asda at Chesser. A short drive takes you to the vibrant areas of Bruntsfield and Morningside, offering a variety of boutique shops, cafes, restaurants, and bars. For recreation, residents are spoilt for choice with Craiglockhart Sports and Tennis Centre, Kingsknowe and Merchants Golf Clubs, and the scenic Union Canal all within close proximity. Excellent transport links include Slateford Railway Station, just a 5-minute walk away, and regular bus services to the city centre and surrounding areas. The Edinburgh City Bypass, located about 3 miles away, provides easy access to the motorway network, Edinburgh Airport, and the Queensferry Crossing.

Viewing by appointment on 0131 337 1800

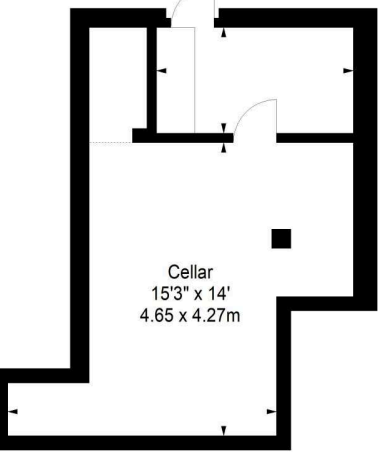
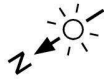




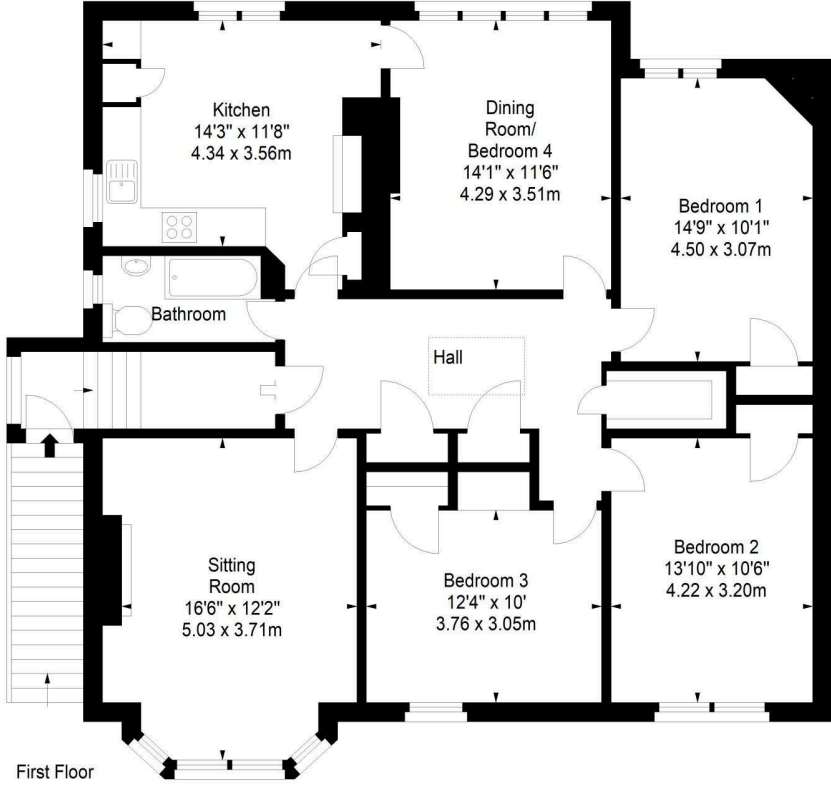
**Meggetland Terrace,
Edinburgh,
Midlothian, EH14 1AP**



Approx. Gross Internal Area
1322 Sq Ft - 122.81 Sq M
Cellar
Approx. Gross Internal Area
275 Sq Ft - 25.55 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Cellar
15'3" x 14'
4.65 x 4.27m



Kitchen
14'3" x 11'8"
4.34 x 3.56m

Dining Room/
Bedroom 4
14'1" x 11'6"
4.29 x 3.51m

Bedroom 1
14'9" x 10'1"
4.50 x 3.07m

Bathroom

Hall

Sitting Room
16'6" x 12'2"
5.03 x 3.71m

Bedroom 3
12'4" x 10'
3.76 x 3.05m

Bedroom 2
13'10" x 10'6"
4.22 x 3.20m

Lower Ground Floor

First Floor

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