

**78/3 North Meggetland
Edinburgh EH14 1XQ**

Offers Over £280,000

- Large south facing living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Two double bedrooms both with wardrobes included
- Fully tiled bathroom fitted with three-piece suite and mains shower over the bath
- Hallway featuring large storage cupboard
- Gas central heating and double glazing throughout
- Well kept communal garden
- Single garage and off-street parking

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £350

Shared Ownership: No



1



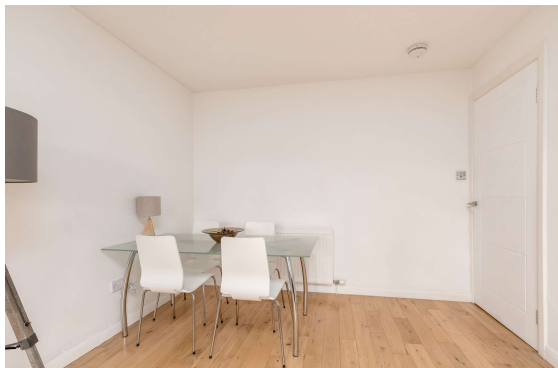
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1



EPC C



Flat

This superb two-bedroom flat, located in the highly desirable area of Craiglockhart, offers generous living space, an allocated parking space, and a private single garage. Early viewing is highly recommended to appreciate all that this property has to offer.

The bright and spacious south-facing living/dining room enjoys fantastic open views, making it the perfect space for relaxing or entertaining family and friends. The well-appointed kitchen features a range of wall and base units, a convenient breakfast bar for casual dining, a gas hob, electric oven, and all appliances are included in the sale. There are two generous double bedrooms, each benefiting from fitted wardrobes providing ample storage. The fully tiled bathroom is fitted with a modern three-piece suite, including a mains shower over the bath. A large hallway cupboard offers additional useful storage. The property further benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, residents enjoy access to well-maintained communal gardens, along with the benefit of a private single garage and parking space to the front. **Please note:** 'Residents' Association for communal grounds maintenance £100/year, resident co-ordinated block communal maintenance & cleaning, approx £250/year

The property sits in the desirable Craiglockhart district of Edinburgh, about three miles southwest of the city centre. Tucked away on a quiet cul-de-sac, it offers a peaceful, semi-rural feel close to Craiglockhart Pond and Hills. Local amenities include Tesco Express, Margiotta, and several major supermarkets nearby. Bruntsfield and Morningside are a short drive away, offering shops, restaurants, and bars. Recreational options include Craiglockhart Sports and Tennis Club, nearby golf clubs, Nuffield Health Centre, Meggetland club and scenic walks along the Union Canal. Transport links are excellent, with Slateford Station a 15-minute walk away, regular bus services close by, and easy access to the City Bypass, motorway network, airport, and Queensferry Crossing. Craiglockhart Primary School is just a ten-minute walk along the canal.

Viewing by appointment on 0131 337 1800





**North Meggetland,
Edinburgh,
Midlothian, EH14 1XQ**



Approx. Gross Internal Area

722 Sq Ft - 67.07 Sq M

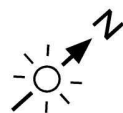
Garage

Approx. Gross Internal Area

140 Sq Ft - 13.01 Sq M

For identification only. Not to scale.

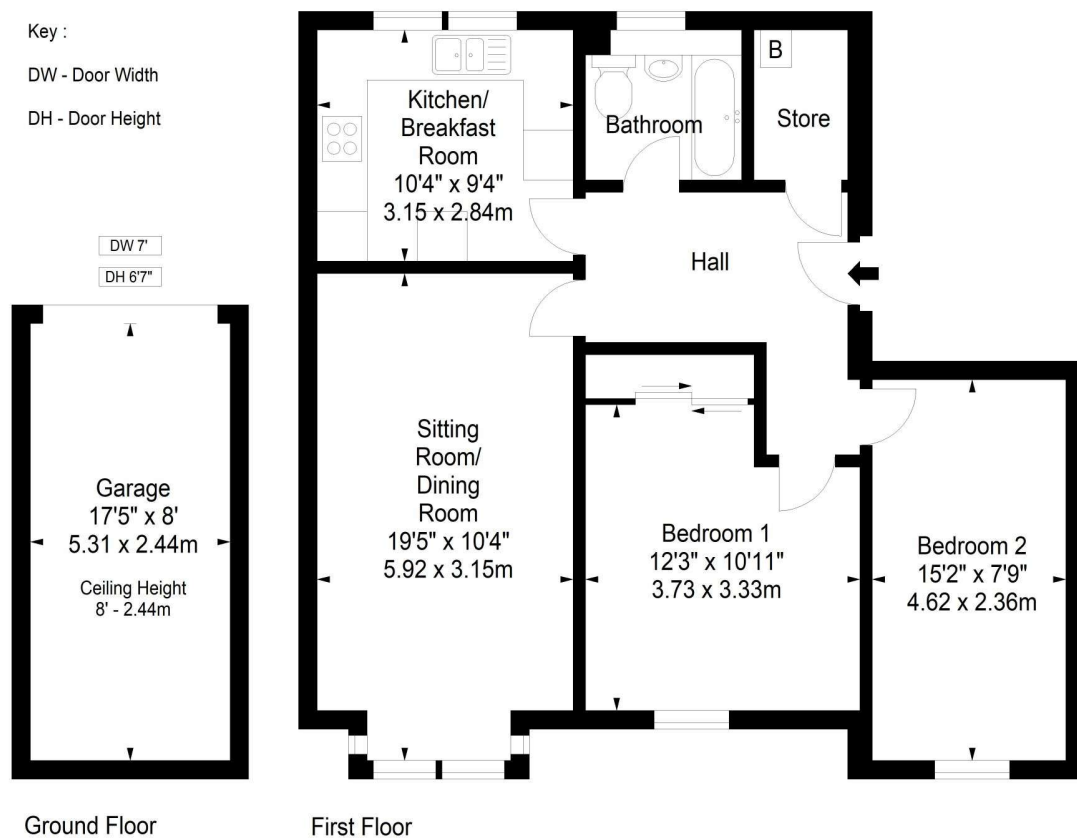
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Key :

DW - Door Width

DH - Door Height



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