



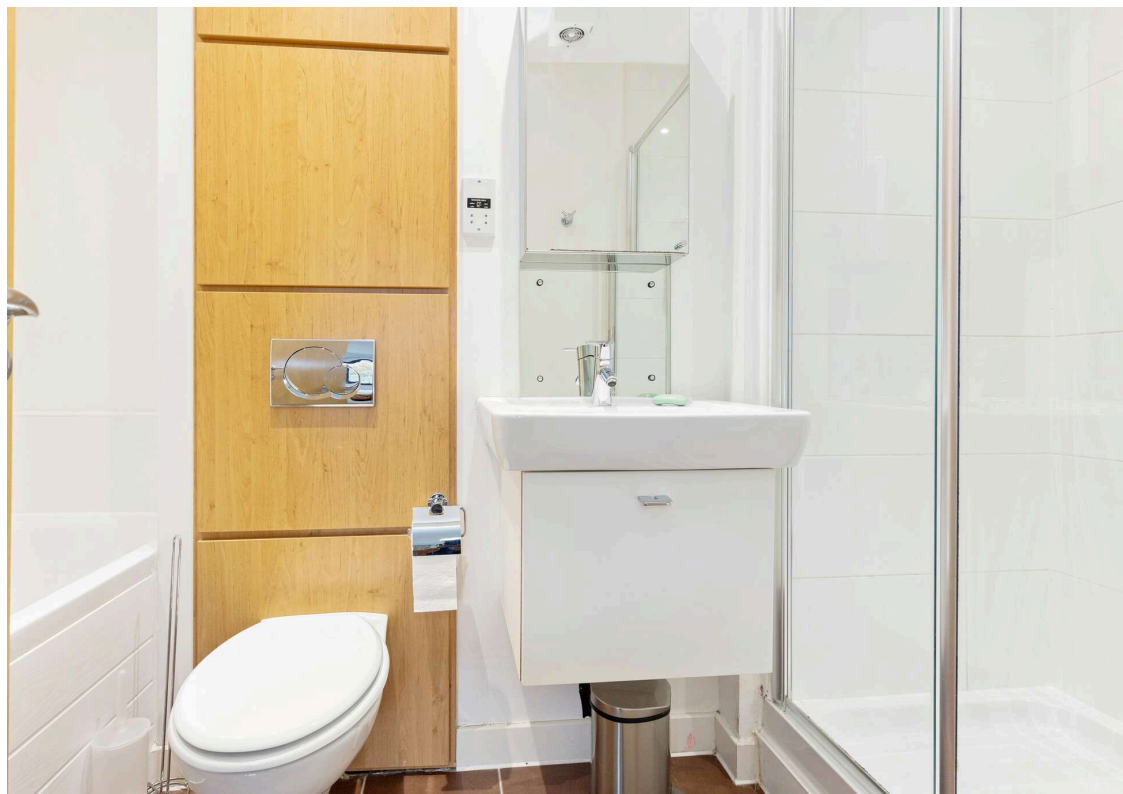
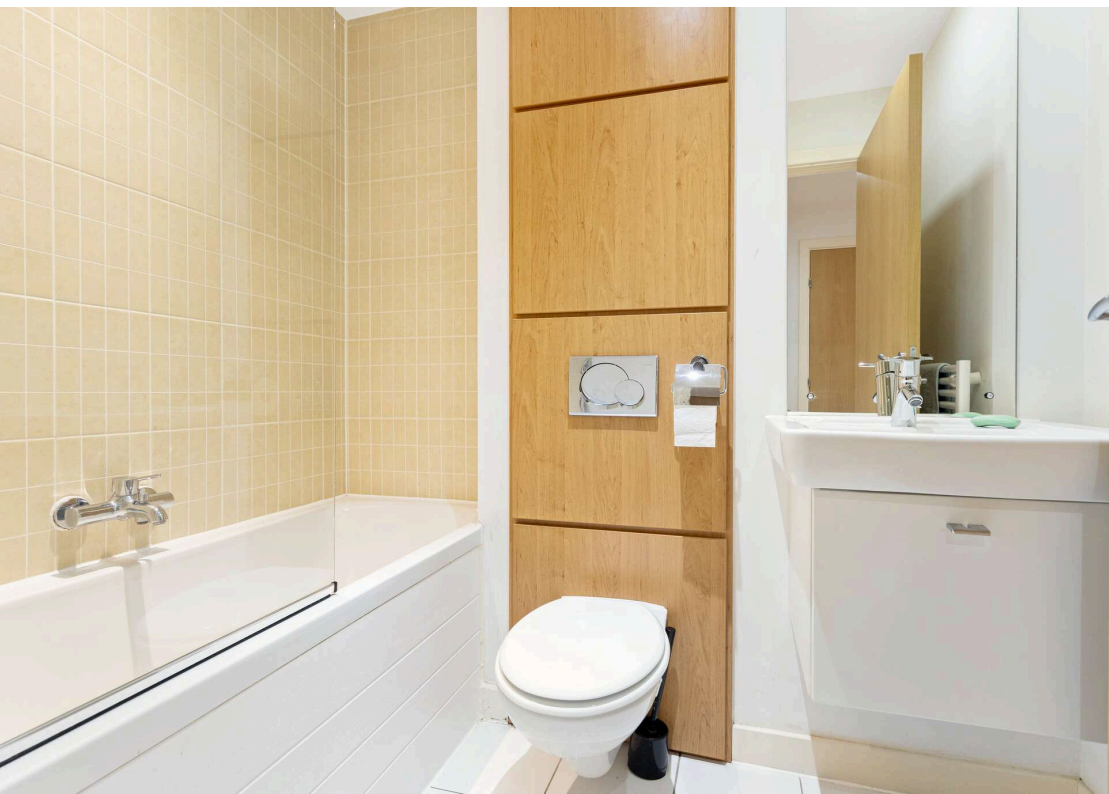


Welcome

Welcome to Meggetland Square, this delightful, bright and spacious two bedroom, second floor apartment offers excellent modern day accommodation. The property is set within a factored development with beautifully kept communal gardens and resident's car parking along with an allocated parking space in the secure resident's underground car park. The property is fully double glazed, benefits from gas central heating, a secure door entry system and lift and wheelchair accessible. Meggetland is ideally located in the Colinton area of Edinburgh, close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage
- Open plan living/dining and kitchen
- Fully equipped kitchen
- Two double bedrooms, one with en-suite
- Bathroom comprising WC, wash hand basin, bath with shower over
- Utility room
- Double glazing
- Gas central heating
- Communal garden grounds
- Resident's and visitors parking available
- Allocated parking space in underground car park (under block 17, space 7)
- Lift access to all floors







Colinton

The Colinton area is situated on the banks of The Union Canal with side cycle and walkways along with a quick commute into Edinburgh City Centre. Fantastic leisure amenities are on offer at The Braid Hills Golf Club, Merchants of Edinburgh Golf Club, Craiglockhart Leisure and Tennis Centre, and the Meggetland Sports Complex. Nearby Colinton Road boasts some bustling bars, cafés, and restaurants. Nearby Morningside has a Waitrose and Marks and Spencer Simply Food, along with further excellent dining and retail choices, and the Dominion Cinema and Church Hill Theatre. Local schooling includes Craiglockhart Primary School and Tynecastle High School, with private options such as George Watson's College. Slateford Train Station is a five-minute walk with connections to Edinburgh and Glasgow, and regular bus services take you quickly into the City Centre.

Extras

Included in the sale are the integrated kitchen appliances, blinds were fitted and some items of furniture are available by separate negotiation. Agent's Note: The development is factored by James Gibb, with an approximate annual fee of £1,500 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





Get in touch

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.