

CRAIGLOCKHART

FLAT 11, 5 MEGGETLAND SQUARE
EH14 1XP



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EPC RATING: C

OFFERS OVER £440,000

PROPERTY DESCRIPTION

- Wide open hallway with three generous storage cupboards
- Bright spacious living/dining room with high sloping ceiling and full height sliding doors out to a generous balcony with views of the castle
- Open plan kitchen/breakfast room with wide range of black high gloss fitted units & appliances and a breakfast bar with stools
- Handy utility room with fitted cupboards & washing machine
- Large principal bedroom with two fitted wardrobes & views over to the Pentlands, leading to
- Modern ensuite bathroom with bath, vanity sink unit, separate walk-in shower & wall hung wc
- Two further good-sized double bedrooms both with fitted storage & stunning views
- Main bathroom with bath with shower over, vanity sink unit & wall hung wc
- Gas central heating from recently upgraded boiler in the utility room
- Double glazed throughout
- Private balcony offering space for relaxing and entertain, as well as well-maintained landscaped communal gardens
- Two separate single garages with light & power and shared parking on the development
- Well-maintained lift and communal areas
- Factor fee of approx. £115pcm managed by James Gibb, to cover block buildings insurance and maintenance of lift, communal areas and gardens

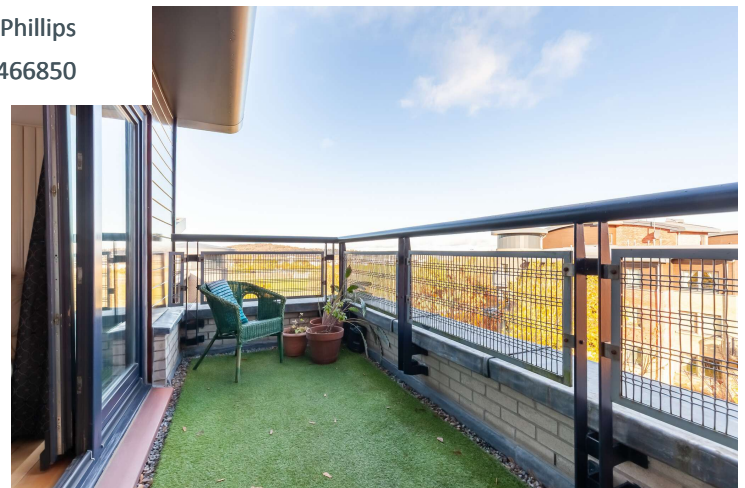


VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





CONTEMPORARY THREE BED TWO BATH THIRD FLOOR APARTMENT WITH BALCONY, OUTSTANDING VIEWS & TWO GARAGES

Located in the ever-popular Meggetland development in Craiglockhart is this impressive apartment with a wonderful outlook over to the Castle and the Pentlands. The well-presented accommodation comprises of large open plan living, dining & kitchen spaces leading to an amazing balcony, perfect for entertaining. There are three good sized bedrooms all with fitted storage, an ensuite off the principal, a family bathroom and a handy utility space. Added to this, there is a lift, two garages and off street parking.

This beautiful apartment would be ideal for professionals, a young family or downsizers, with local shops on your doorstep, leisure facilities a few minutes' walk away, numerous golf courses in the vicinity, access to a number of wide-open spaces and excellent transport links both into and out of the city. A wider array of retail outlets and amenities are also available in nearby Morningside, Bruntsfield and Colinton

LOCATION

Craiglockhart is a well-regarded residential area to the south of the city centre, popular with families and young professionals. There are some great shops on the doorstep, including Tesco & Margiotta, together with a restaurant. A wider range of shopping facilities is available in nearby Bruntsfield & Morningside with their array of supermarkets, independent retailers, coffee shops, bars & restaurants. There are also an excellent range of amenities in the vicinity including the very popular independent Dominion Cinema, Church Hill & Kings Theatres and a number of gyms & leisure facilities at the impressive Fountain Park Leisure Complex & Edinburgh Leisure at Craiglockhart. Harrison Park, Bruntsfield Links and the Union Canal walkway are all nearby providing great walks and outside spaces. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre

are all just a short bus journey away. The flat is also in the catchment for well-renowned Craiglockhart Primary & Tynecastle High Schools and George Watsons is a few minutes' walk away. There are numerous bus services from the main road taking you both into and out of town.

PARKING

Residents parking plus 2 garages

EXTRAS

The light fittings, gas hob, integrated electric oven & microwave, cooker hood, dishwasher, integrated fridge freezer are included in the sale.

HOME REPORT VALUATION

£450,000

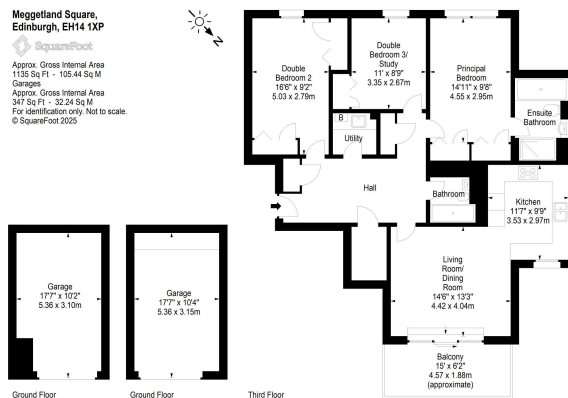


Living/dining room	14'6 x 13'3 (4.42 x 4.04m)
Kitchen/breakfast room	11'7 x 9'9 (3.53 x 2.97m)
Bedroom 1	14'11 x 9'8 (4.55 x 2.95m)
Bedroom 2	16'6 x 9'2 (5.03 x 2.79m)
Bedroom 3	11' x 8'9 (3.35 x 2.67m)
Garage 1	17'7 x 10'2 (5.36 x 3.10m)
Garage 2	17'7 x 10'4 (5.36 x 3.15m)
Balcony	15' x 6'2 (4.57 x 1.88m)

Meggetland Square,
Edinburgh, EH14 1XP



Approx. Gross Internal Area
1135 Sq Ft - 105.44 Sq M
Garages
Approx. Gross Internal Area
347 Sq Ft - 32.24 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

Ground Floor

Third Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

