



6/1 Myreside View

CRAIGLOCKHART | EDINBURGH | EH14 1AG



MURRAY
BEITH
MURRAY



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6/1 Myreside View forms part of a prestigious development off Colinton Road. The property benefits from two double bedrooms, a bright and well-proportioned sitting room with patio doors to the gardens, double glazing and gas central heating. The development further benefits from residents parking and well-maintained communal grounds.

Welcoming hall with storage cupboard, spacious living room / dining room with patio doors to the well-maintained communal gardens; breakfasting kitchen with a range of wall-mounted and floor-standing cupboards, integrated appliances and space for a table and chairs; master bedroom with built-in-wardrobes; ensuite bathroom with a white four-piece suite comprising WC, wash hand basin, bath and separate shower cubicle; double bedroom 2 with built-in-wardrobes; shower room with a white three-piece suite and tiled walls.

Well-maintained communal gardens. Allocated parking space within the grounds.

Gas Central Heating. Double Glazing.

All fixtures and fittings are included in the sale, whilst believed to be in working order no warranties will be given and are sold as seen.



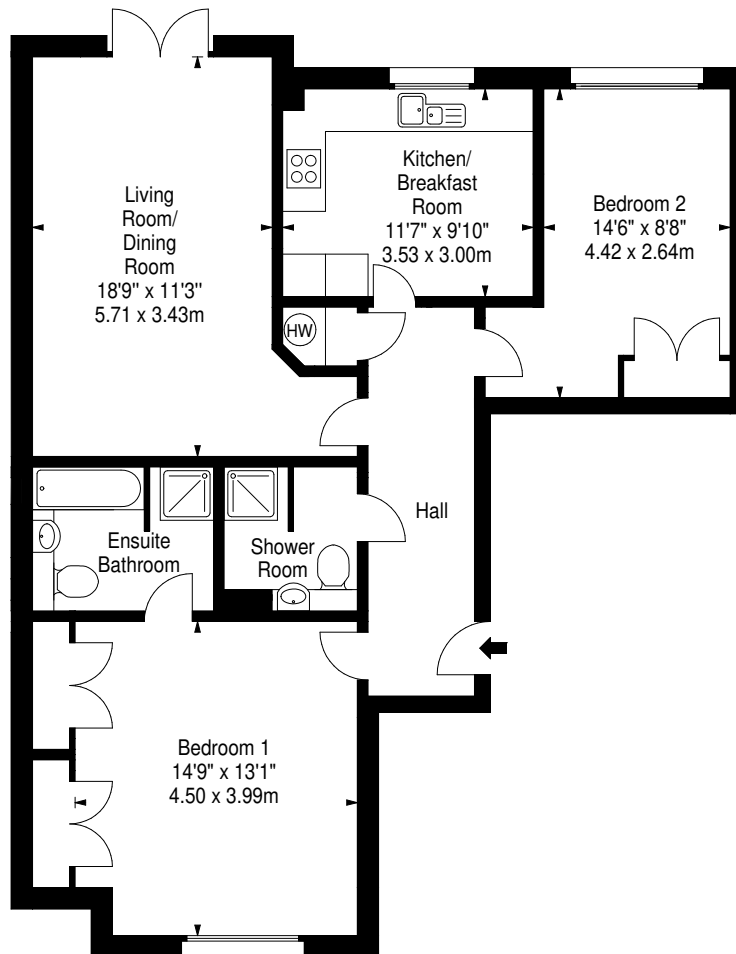


**Myreside View,
Edinburgh,
Midlothian, EH14 1AG**



SquareFoot

Approx. Gross Internal Area
945 Sq Ft - 87.79 Sq M
For identification only. Not to scale.
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Ground Floor

Location

The popular residential area of Craiglockhart is located just to the south of the City Centre, next to the picturesque Union Canal. There are a range of local amenities on Colinton Road, including a Tesco Express, post office, dental practice and pharmacy. The boutique shops, cafes and restaurants of Bruntsfield and Morningside are easily accessible, including a Waitrose supermarket. Recreational facilities can be found at the Meggetland Sports Complex and the Craiglockhart Sports and Tennis Centre. The retail plaza at Chesser features an M&S food hall, whilst The Corn Exchange Village offers ten-pin bowling, a snooker hall and indoor football. The property is also conveniently located for the Union Canal and Water of Leith walkways, the mature woodland of Craiglockhart Dell, Easter and Wester Craiglockhart Hills, all providing pleasant walks and cycle routes. For the golf enthusiast there are a number of golf courses, including the Merchants of Edinburgh Golf Club and Kingsknowe Golf Club, nearby. Local schooling is well presented from nursery to secondary levels in both the public and private sectors. Craiglockhart is served by good public transport links including a regular bus service from Colinton Road and Slateford Road train station also nearby. The city bypass is easily accessible and provides access to Edinburgh Airport and the major road network of central Scotland.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.