



84/12 North Meggetland
CRAIGLOCKHART | EDINBURGH | EH14 1XJ


warners
solicitors & estate agents



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Beautifully presented top floor two bedroom apartment with stunning views of the Pentlands, located in the sought after Craiglockhart area to the South of the city centre and within walking distance of Bruntsfield and Morningside alike. The property is also within easy reach of local amenities, transport links and the central universities. Viewing is highly recommended to appreciate this lovely flat and see in particular the south-west facing views across the playing fields of the neighbouring Meggetland Sports Complex and onwards over the Pentlands. The property comprises a bright and spacious living room with a bay window that presents stunning views over the Pentlands, a fully fitted stylish kitchen that currently comprises a dining area, fridge/freezer, washing machine, microwave, induction hob, oven and fan and the boiler cupboard, two well proportioned bedrooms both with built in storage and completing the accommodation a bathroom with shower over the bath and a heated towel rail. The property also benefits from well kept communal grounds, a partially floored attic and an allocated parking space.

- Stunning two bedroom apartment with views
- Bright and spacious living room
- Fully Fitted kitchen
- Two double bedrooms, both with fitted wardrobes
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- Security entry phone system
- Landscaped communal grounds
- Allocated parking space

EPC Rating C.

Extras include curtains, blinds, carpets, washing machine, oven, hob, fridge and freezer.

Other items of furniture may be available by separate negotiation.

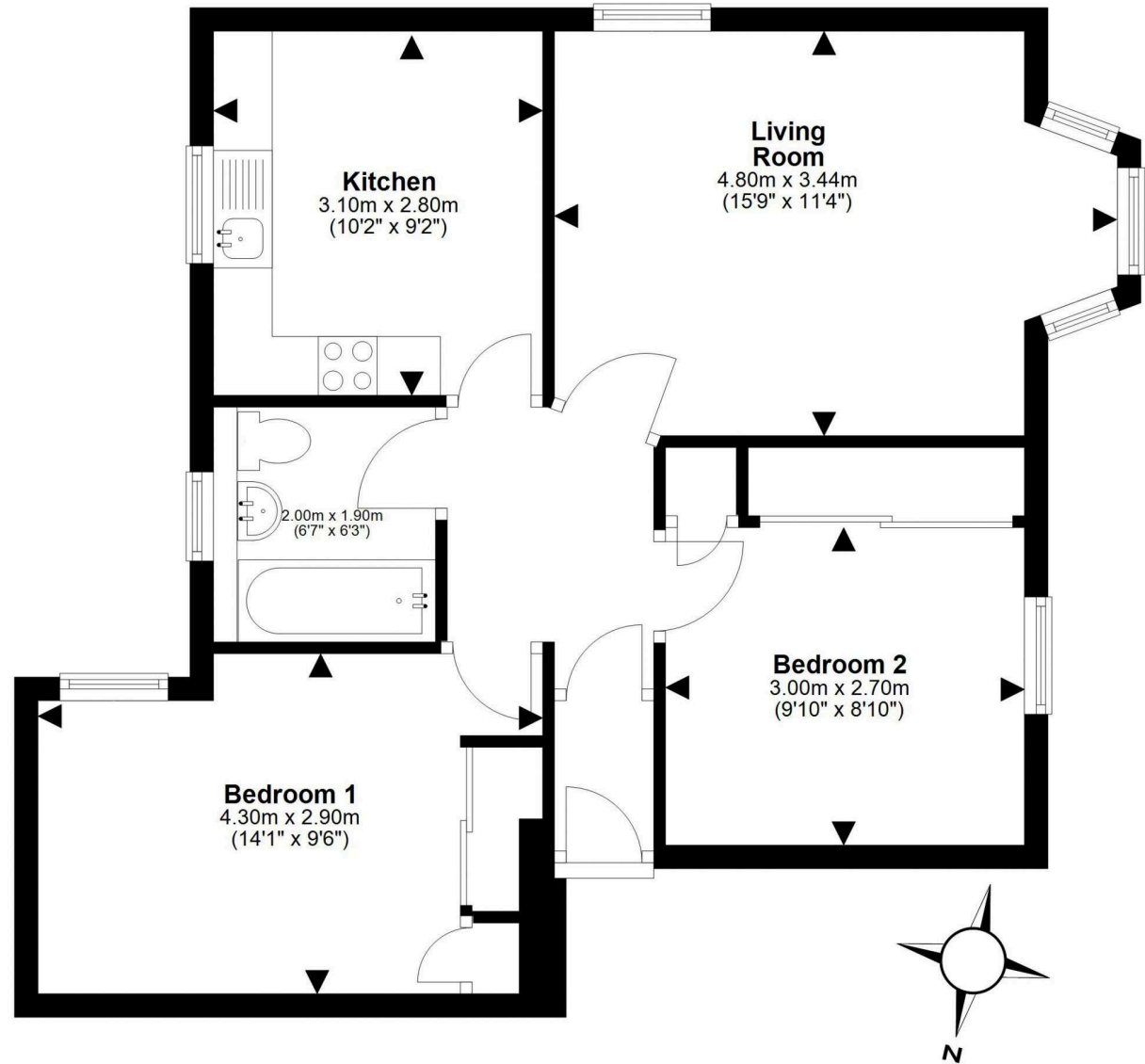
Factors fees: Trinity Factors - Factoring Fees are £853.23 for the 12 months from 1/9/24.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The prestigious Craiglockhart area lies to the south of the City Centre. There is a good range of shopping outlets in Craiglockhart itself, including a Tesco Express, with a Tesco Superstore available at nearby Colinton Mains. Further speciality shops can be found at Brunstfield and Morningside, both locations being easily accessible. Leisurewise, the choice is excellent, whilst for the sports conscious there is Meggetland Sports Complex, Craiglockhart Leisure and Tennis Centre, golf courses and pleasant walks along the Union Canal Walkway which links to Edinburgh's cycle path network. Schooling is well represented from nursery to senior level and Napier's Craiglockhart Campus is a short journey away. An efficient public transport network operates to most parts of the town and Slateford Railway Station is also within easy reach.





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