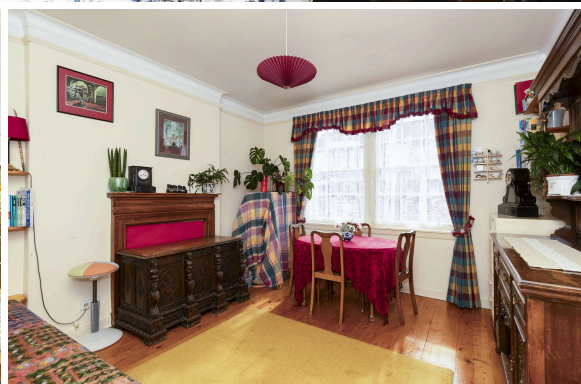




34 Meggetland Terrace  
CRAIGLOCKHART | EDINBURGH | EH14 1AR

  
**warners**  
solicitors & estate agents





## 34 Meggetland Terrace

CRAIGLOCKHART | EDINBURGH | EH14 1AR

Set on a quiet street, surrounded by excellent amenities and close to the Union Canal and vast open green spaces is this spacious main door lower villa. Boasting large private front and rear gardens, gas central heating and a garden facing conservatory this property would make an ideal buy in a tranquil, yet well-connected location.

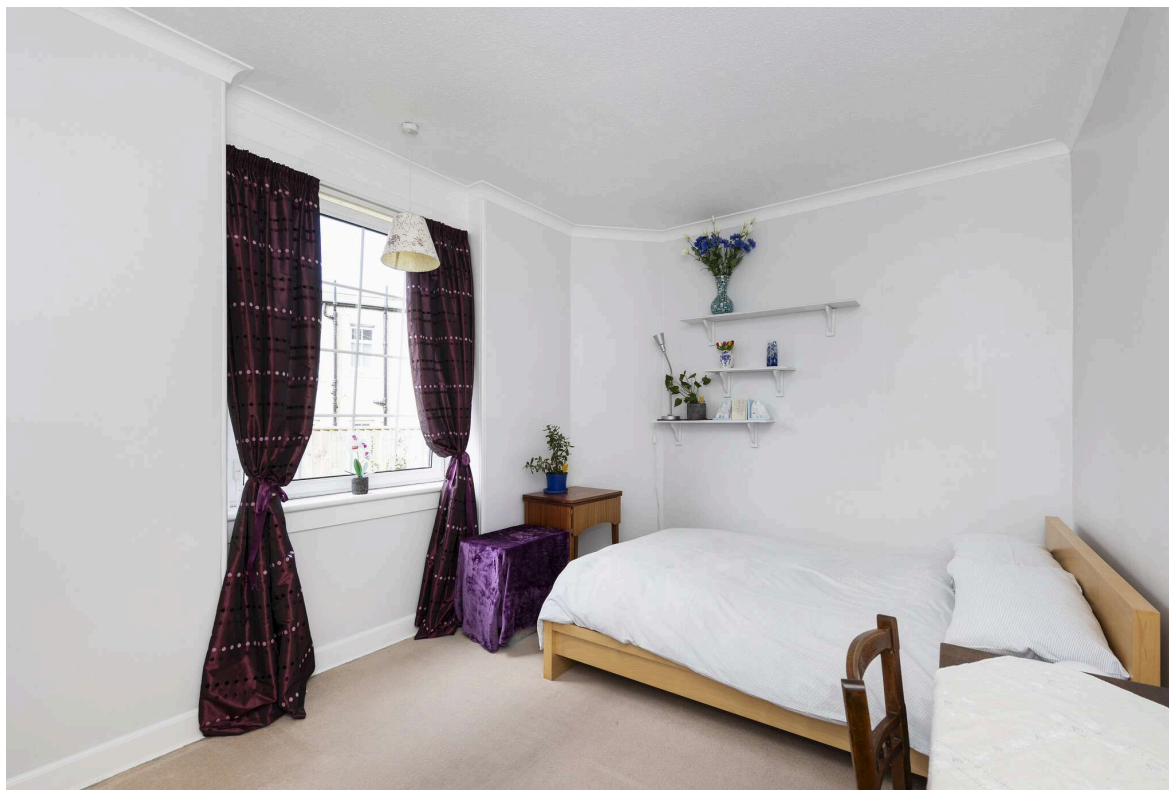
The accommodation comprises a welcoming entrance hallway with ample sized storage cupboards, a bright lounge with picture window and feature fireplace, a contemporary kitchen with attractive units that flows through to the conservatory. There are three well-proportioned double bedrooms and the apartment is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden is mainly laid to lawn with mature trees and shrubs and an area for al fresco entertaining.

- Main door lower villa with private gardens
- Close to excellent amenities and transport links
- Welcoming hallway with storage
- Bright lounge
- Contemporary kitchen
- Garden facing conservatory
- Three ample bedrooms
- Stylish bathroom

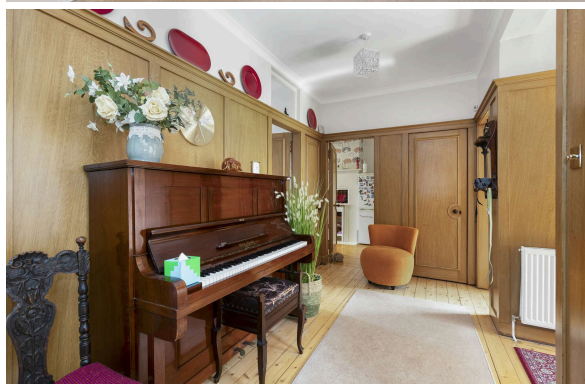
EPC rating D, Council tax band E, No factor.

Extras included in this sale are the dishwasher, washing machine, fridge freezer, curtains from bedroom 1/dining room, and bedroom 2. Swing in the back garden can also be included.

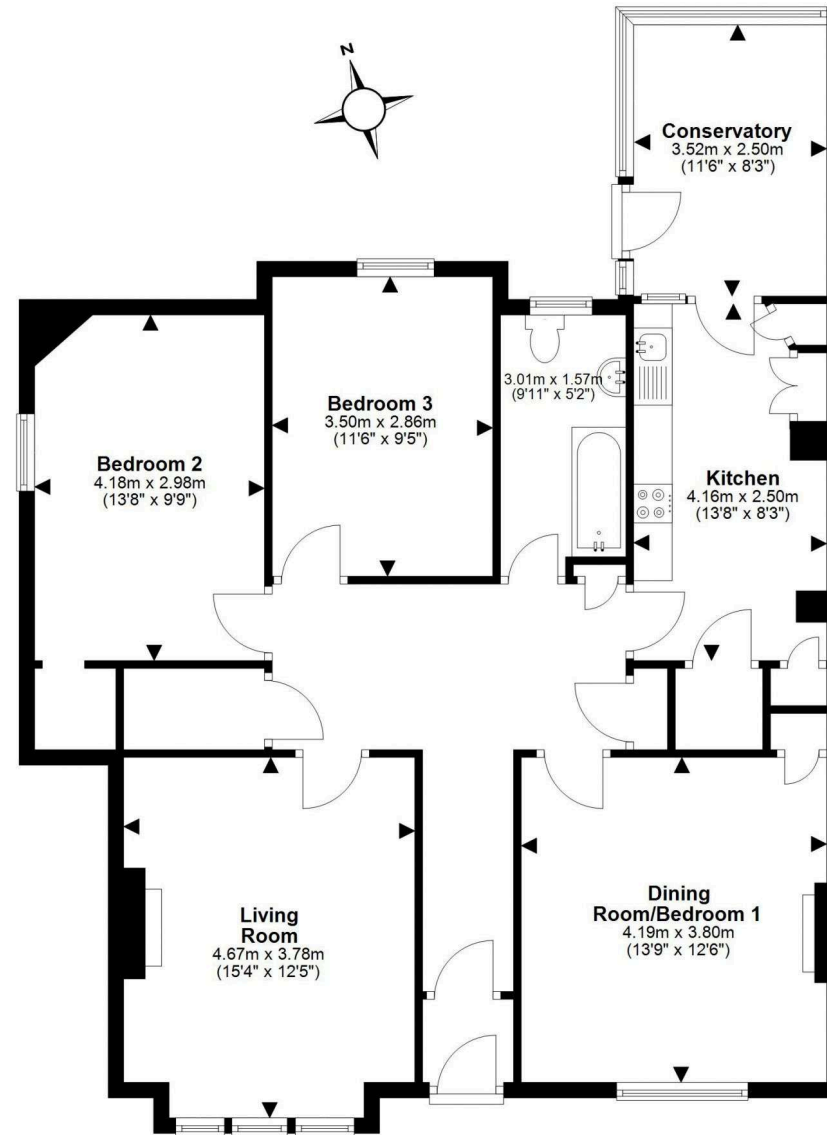
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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. Craiglockhart Primary, George Watsons and George Herriot schools are also nearby. An efficient public transport network operates to most parts of the town and Slateford Railway Station is also within easy reach.







**Ground Floor**

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.