



36 Meggetland Terrace
CRAIGLOCKHART | EDINBURGH | EH14 1AR

warners
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Extremely well presented three-bedroom upper villa, surrounded by excellent amenities and only a stone's throw away from the Union Canal and vast open green spaces. The property benefits from large private front and rear gardens and a sought-after driveway, gas central heating and is partially double glazed. The accommodation comprises a welcoming entrance hallway with a storage cupboard, a bright and spacious double aspect living room with a dining area, attractive fireplace and a wood burning stove giving a focal point to the room. The fully fitted kitchen currently comprises a 5-ring gas hob, oven and fan, fridge/freezer, integrated dishwasher, black Granite counter top and a washing machine. There are three well-proportioned double bedrooms, the master bedroom that benefits from a newly added stylish en-suite shower room, and the apartment is completed by a further bathroom with shower over bath and a heated towel rail. Externally the fully enclosed rear garden is mainly laid to lawn with a shed and large front driveway.

- Main door three-bedroom upper villa with private gardens
- Front driveway giving off street parking
- Welcoming hallway with skylight and built-in storage
- Bright and spacious living room with wood burning stove
- Fully fitted kitchen
- Three well-proportioned bedrooms one with an en-suite
- Bathroom with shower over the bath
- Large rear garden with shed
- Floored attic providing additional storage space

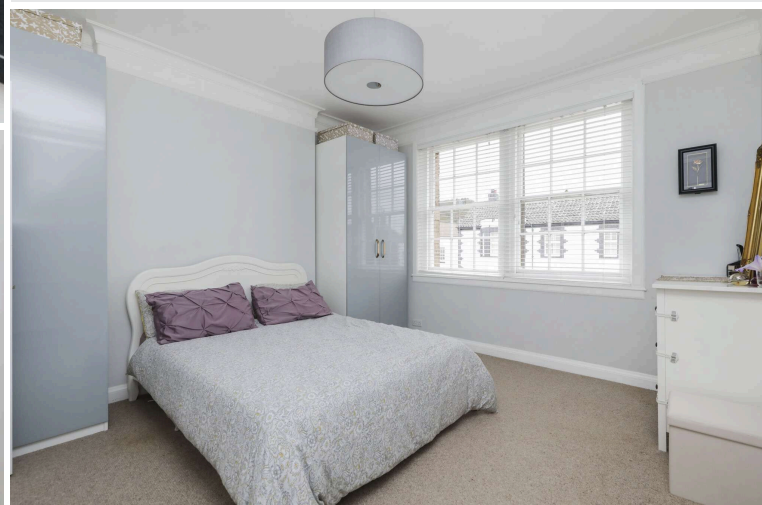
Included in the sale will be all blinds and integrated appliances. The bedroom wardrobes are available by separate negotiation.

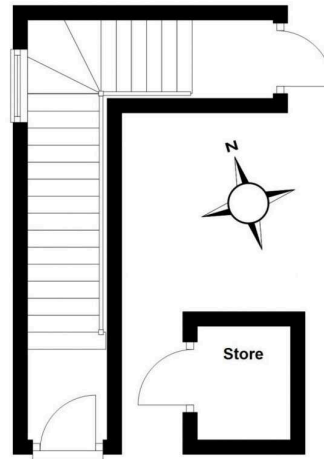
EPC Rating C. Council Tax Band E.

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. Leisure wise, 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.





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.