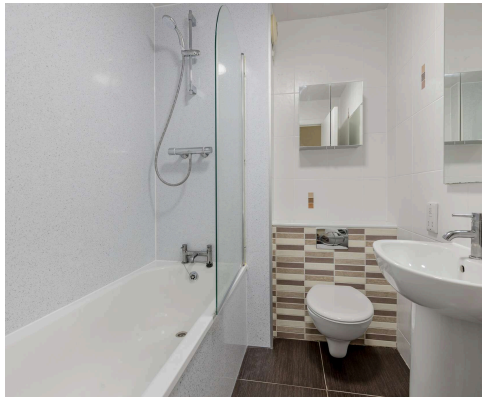


CRAIGLOCKHART
30/4 NORTH MEGGETLAND
EH14 1XG



EPC RATING: C

OFFERS OVER £230,000



FULLY UPDATED, MODERN TWO BED FIRST FLOOR FLAT IN QUIET LOCATION

This superb flat has contemporary kitchen and bathroom fittings with a large triple aspect living/dining room and two similar sized double bedrooms, with the added bonus of residents' parking spaces. It is located on a great development in the South West of Edinburgh with good transport links into the city centre and a wealth of amenities nearby. This would make an ideal home for first time buyers, professionals, downsizers, a young family or investors.

VIEWING

Sun 2-4pm or pls call 0131 4666850

PROPERTY DESCRIPTION

- Long hallway with three handy storage cupboards
- Spacious triple aspect living/dining room with lots of room for relaxing & entertaining
- Contemporary kitchen with wide range of fitted units and appliances
- Two similar sized double bedrooms both with mirrored door fitted wardrobes
- Modern bathroom with bath with shower over, sink & wc
- Gas central heating from combi boiler located in the kitchen

(updated 2019)

- Replacement upvc double glazed windows (upgraded 2024)
- Well maintained communal gardens including new boundary fencing
- Residents' parking
- Residents' association fee of approx. £100pa to cover maintenance of communal grounds

AREA

Craiglockhart is a well-regarded residential area to the south of the city centre and Meggetland, in particular, is very popular with first time buyers, young professionals, families & downsizers. There are some great shops on the doorstep, including Tesco & Margiotta, together with Dine 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 & King's 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 Watson's is a few minutes' walk away. There are numerous bus services from the main road taking you both into and out of town.

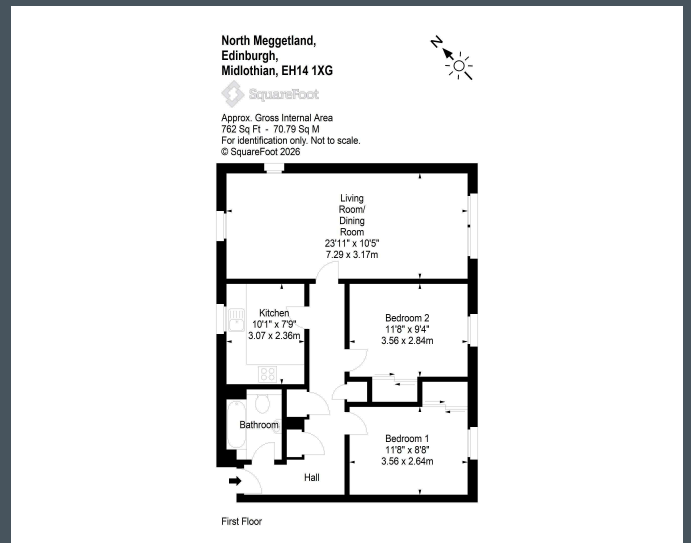
EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, freestanding fridge freezer and washer/dryer are included in the sale.

HOME REPORT VALUATION

£250,000

Living/dining room	23'11 x 10'5 (7.29 x 3.17m)
Kitchen	10'1 x 7'9 (3.07 x 2.36m)
Bedroom 1	11'8 x 8'8 (3.56 x 2.64m)
Bedroom 2	11'8 x 9'4 (3.56 x 2.84m)



Contact:

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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 closing date. The sellers reserve the right to sell without imposing a closing 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.

