

**Flat 3, 8 Meggetland View
Craiglockhart, Edinburgh
EH14 1XT**

Offers Over £300,000

- Two bed property within modern development
- Lounge/diner with access to private balcony
- Two bedrooms
- Family bathroom with three piece suite and mains shower over bath
- Gas central heating & Double glazing
- Residents parking

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £1200

Shared Ownership: N



Two bed Flat Within Modern Development

Flat 3, 8 Meggetland View is an attractive two-bedroom property, forming part of a modern development within the highly desirable area of Craiglockhart. Ideally located, it is within easy reach of a wide range of local amenities and the peaceful green space of the Union Canal, yet the city centre is readily accessible via excellent transport links by bus, train or car.

Beautifully presented in walk-in condition, early viewing is highly recommended. The property comprises; a welcoming entrance hallway, complemented by three large storage cupboards. The bright and spacious living/dining room provides access to a generous private balcony, creating a perfect setting for relaxing or entertaining. The kitchen is fully fitted with a range of wall and floor-mounted units, a gas hob, electric oven, integrated fridge/freezer, washing machine and dishwasher. The master bedroom includes a built-in double wardrobe, while the second bedroom, also with a double wardrobe, offers a flexible space, ideal as a guest room or study/office. The recently refurbished bathroom features a three-piece suite with a mains shower over the bath. Additional benefits include gas central heating and double glazing throughout, ensuring maximum energy efficiency. Outside, there are well maintained landscaped gardens and designated residents' parking.

The property is factored by Myreside Management, with a float of £250 plus an annual fee of approximately £1200, which covers building insurance and maintenance.

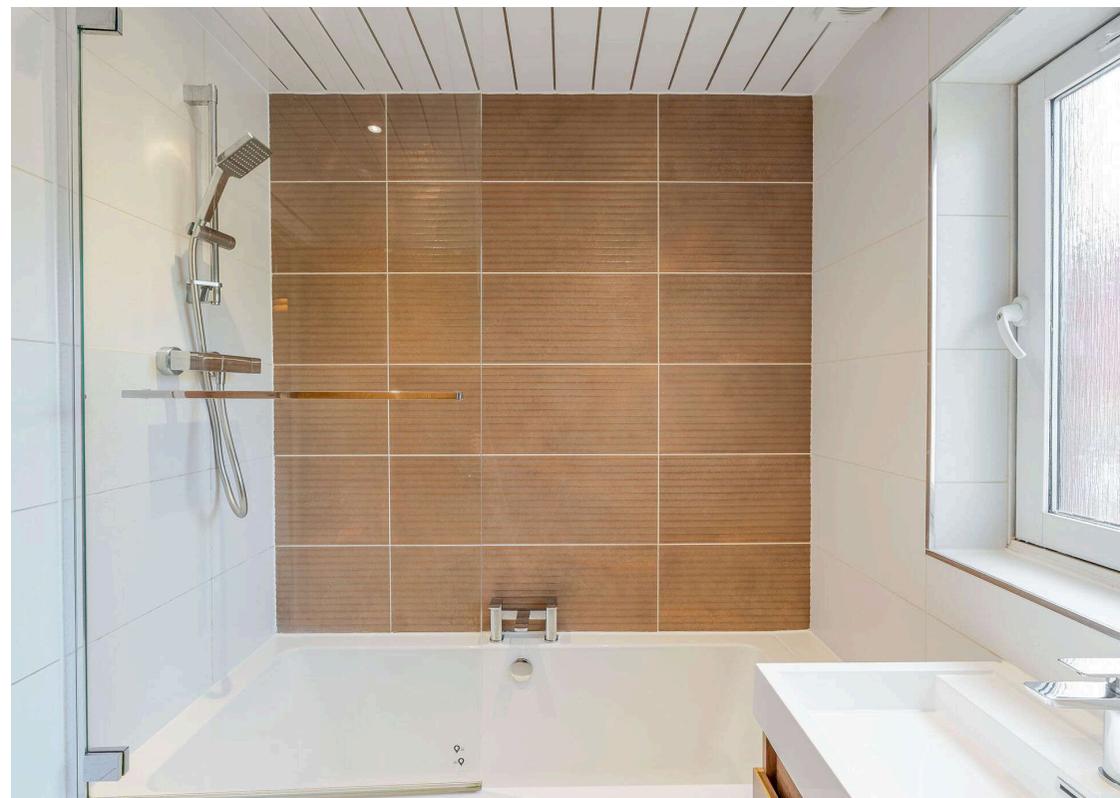
The Craiglockhart area of Edinburgh, approximately three miles southwest of the city centre, combines a peaceful, semi-rural feel with excellent access to urban amenities. Tucked away on a quiet cul-de-sac, the property lies close to Craiglockhart Pond, the scenic Craiglockhart Dell and Water of Leith walkway, Craiglockhart and Pentland Hills, and the picturesque Union Canal, perfect for walking, cycling, and enjoying the outdoors.

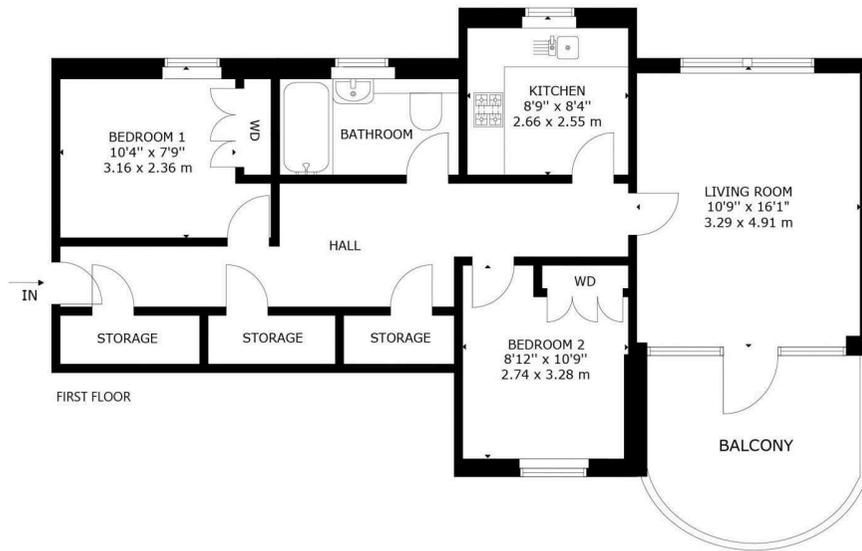
Everyday conveniences are within easy reach, including Tesco Express, Margiotta, and several major supermarkets. Bruntsfield and Morningside are just a short walk or bus ride away, offering a variety of shops, restaurants, and bars. Leisure and recreational options include Craiglockhart Sports and Tennis Club, the Nuffield Health Centre, the Meggetland Club and nearby golf clubs. The Gyle Shopping Centre/Hermiston Gait may be reached within 15 minutes (depending on traffic conditions), as can Edinburgh Business Park.

Transport connections are excellent, with Slateford Railway Station just a 10-minute walk away, regular and frequent bus services nearby, and quick access to the City Bypass.

Viewing By appointment 0131 337 1800







FLAT 3, 8, MEGGETLAND, EDINBURGH, EH14 1XT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 865 SQ FT / 80 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk



Property Centre:
 1 Harrison Gardens
 Edinburgh EH11 3NA
 Tel: 0131 337 1800
 Fax: 0131 337 1118

DX ED 92, Edinburgh
 E-mail: property@blaircadell.com
www.blaircadell.com

