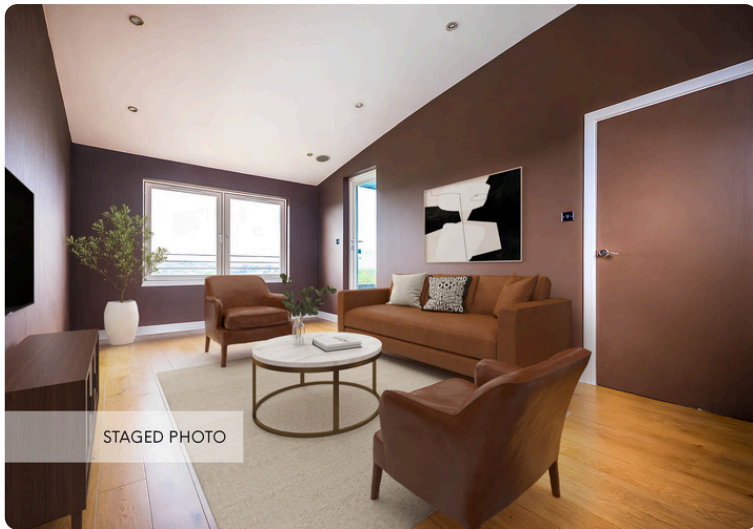




6/10 Meggetland View  
Craiglockhart, EH14 1XT

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## DUPLEX FLAT

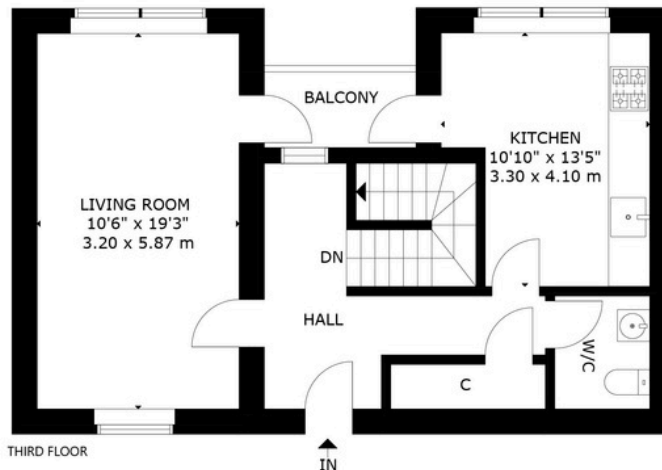
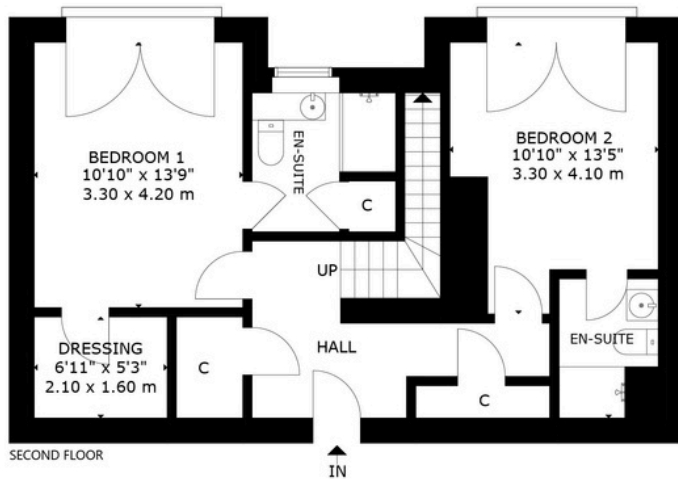
- Stunning Views of Edinburgh & The Forth Bridges
- Picturesque & Quiet Development
- Living Room
- Large Kitchen
- Separate W.C.
- Two Double Bedrooms (one walk in wardrobe)
- Two En-Suites
- Balcony
- Landscaped, Shared Grounds
- Allocated Parking Space
- Double Glazing & GCH
- EPC Rating – C



Enjoying a peaceful and picturesque location on the banks of the Union Canal and spectacular views to the Forth Bridges, this immaculately presented duplex flat forms part of an exclusive, modern development in Craiglockhart. The property is perfectly located for access to convenient, local amenities and lovely outdoor space. The city centre, Bruntsfield and Morningside are easily accessible offering a selection of popular shops, bars and restaurants. The accommodation on the third floor comprises; generous, dual aspect living room with direct access to the balcony, separate, spacious kitchen with space for a dining table and chairs, W.C and large store cupboard. There are two well-proportioned double bedrooms on the second floor, both with en-suites and principal bedroom with fantastic walk-in wardrobe. There is an allocated parking space in the residents' carpark and there is direct access from neatly landscaped communal grounds to the Union Canal Pathway offering tranquillity for those who enjoy the outdoors. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher and lightshades. There is a factoring fee payable to Myreside Management of approx. £60 per month.







6/10 MEGGETLAND VIEW, EDINBURGH, EH14 1XT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 1,173 SQ FT / 109 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

**Deans**   
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Your Property People.

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