



GILSON GRAY

LAW • PROPERTY • FINANCE

17/6 MEGGETLAND SQUARE

Craiglockhart, Edinburgh, EH14 1XR



Forming part of a sought-after Applecross development, this first-floor apartment is an impressive two-bedroom residence which boasts large rooms and a blank canvas of décor. It offers a sociable open-plan reception area with a modern kitchen, two good-size balconies with leafy views, and a premium bathroom and en-suite. The property is sure to be popular with a wide demographic of buyers, especially with its desirable location in Craiglockhart, set within easy reach of amenities, schools, public green spaces, and bus and rail links.

Extras: integrated appliances (gas hob, oven, microwave, fridge/freezer, and dishwasher) and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- A spacious first-floor apartment
- Part of a modern development by Applecross
- Desirable location in popular Craiglockhart
- Neutral interiors throughout
- Secure entry system and a lift service
- Entrance hall with generous storage
- Open-plan kitchen/living/dining room
- Well-appointed kitchen and utility room
- Two private balconies
- Two large double bedrooms with wardrobes
- Quality en-suite shower room
- Family bathroom with overhead shower
- Landscaped communal garden grounds
- Secure underground residents' parking
- EPC Rating B
- Council Tax Band F







"THIS TWO-BEDROOM
FIRST-FLOOR APARTMENT
FORMS PART OF A
DESIRABLE DEVELOPMENT IN
THE CITY'S CRAIGLOCKHART
AREA."





Muggilland
Square
12 1-13

EPC RATING:

B

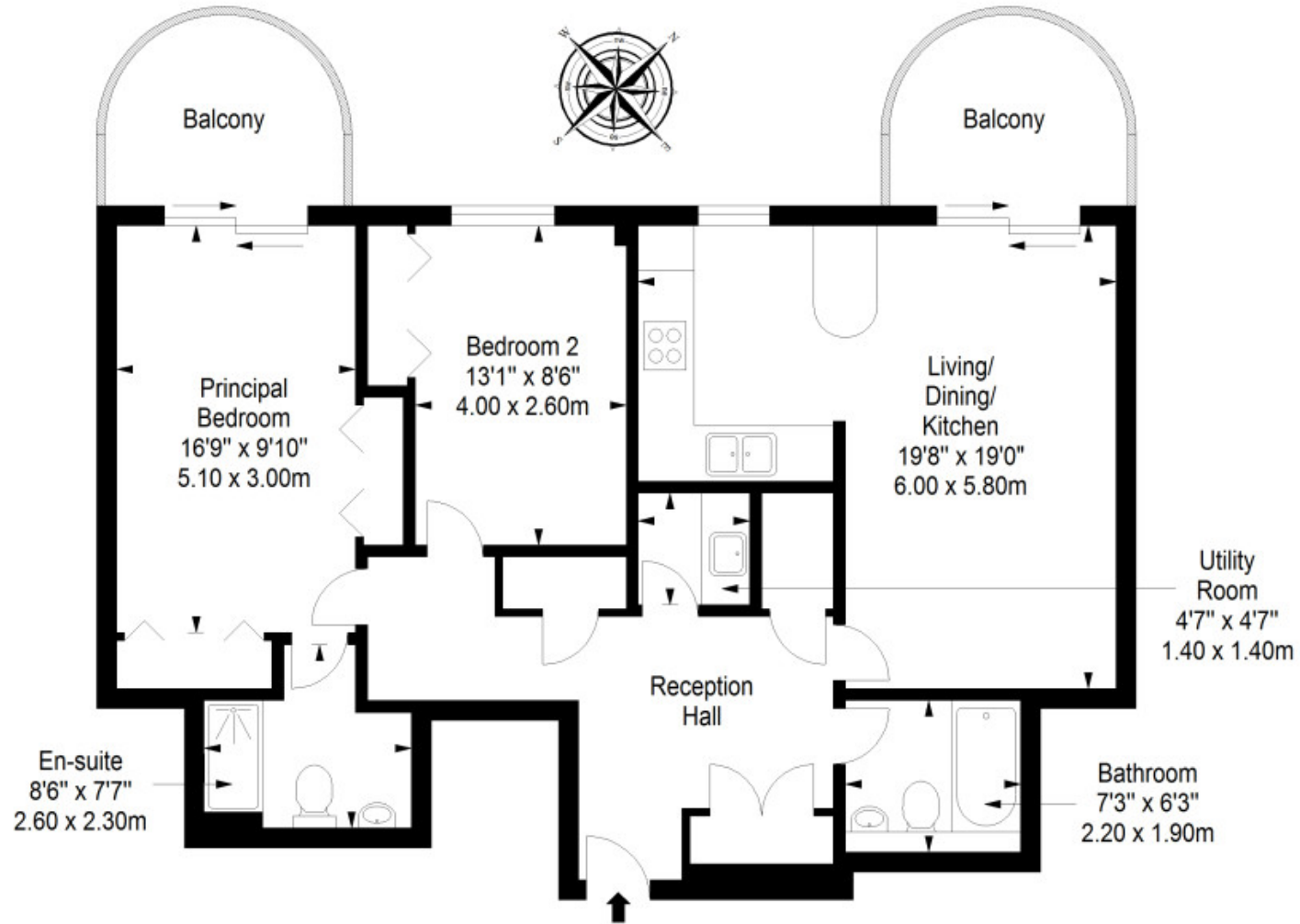
COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

First Floor

Approx. 89.6 sq. metres (964.5 sq. feet)



Total area: approx. 89.6 sq. metres (964.5 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.