

COULTERS[®]

11/6 MEGGETLAND SQUARE

CRAIGLOCKHART, EDINBURGH, EH14 1XR

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the sought-after area of Craiglockhart, this stylish 2 bedroom second floor flat in turnkey condition forms part of an Applecross modern development. The property comprises of a spacious entrance hallway with plenty of storage cupboards, bright open plan living/dining/contemporary kitchen with Bosch integrated appliances, breakfast bar and access to a private balcony.

Two generous double bedrooms with built in wardrobes, the master benefitting from an upgraded en-suite shower room and a second balcony, a recently renovated generous sized family bathroom with a shower over bath and utility cupboard.

KEY FEATURES



Beautifully presented second floor flat.



Two private balconies.



Within a short walk of Harrison Park.



Two double bedrooms, one with an en-suite.



Underground allocated parking.



Excellent local amenities nearby.



The property is surrounded by greenery and has beautifully kept communal gardens and resident's car parking. There is an allocated parking space in a resident's underground car park. The property is fully double glazed, benefits from gas central heating, a secure door entry system and lift.





THE LOCAL AREA

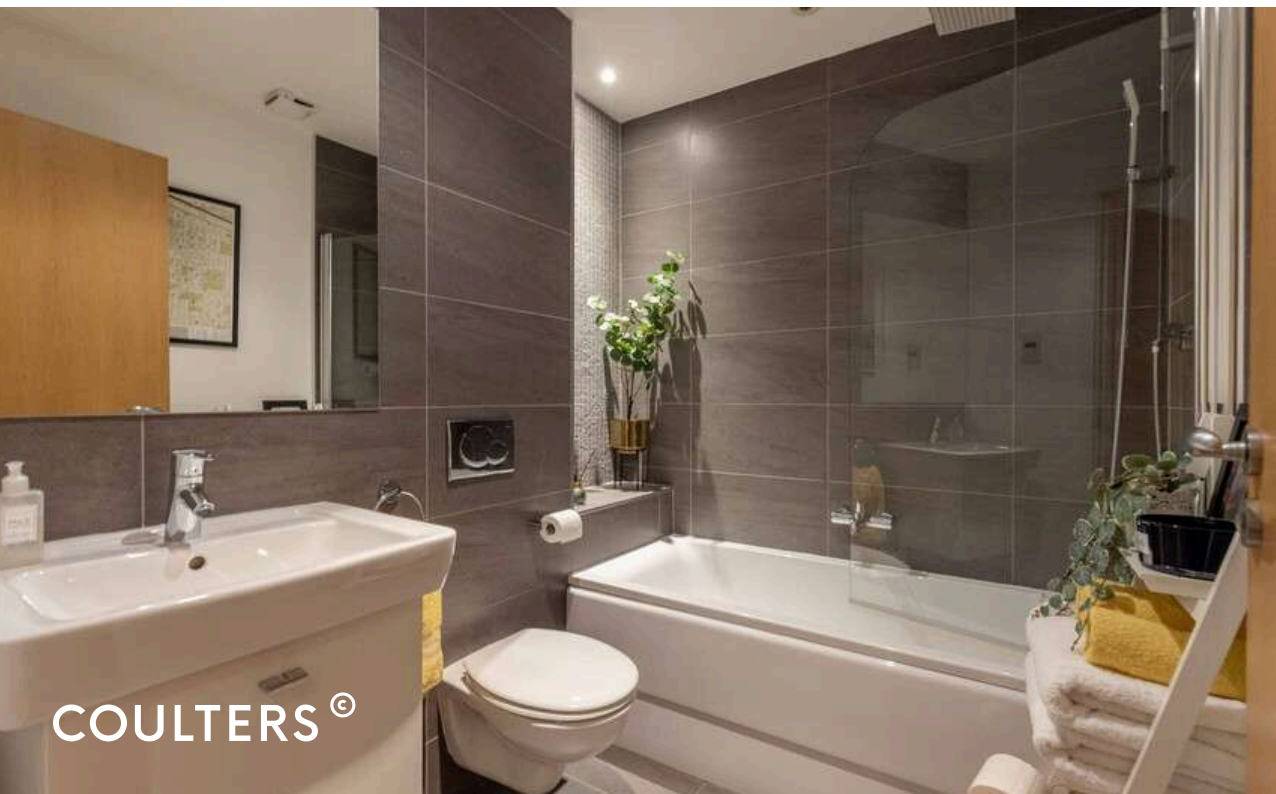
Craiglockhart is situated on the banks of The Union Canal with side cycle and walkways along with a quick commute into Edinburgh City Centre. Fantastic leisure amenities are on offer at The Braid Hills Golf Club, Merchants of Edinburgh Golf Club, Craiglockhart Leisure and Tennis Centre, and the Meggetland Sports Complex. Nearby Colinton Road boasts some bustling bars, cafés, and restaurants. Nearby Morningside has a Waitrose and Marks and Spencer Simply Food, along with further excellent dining and retail choices, and the Dominion Cinema and Church Hill Theatre.

Local schooling includes Craiglockhart Primary School and Tynecastle High School, with private options such as George Watson's College. Slateford Train Station is a five-minute walk with connections to Edinburgh and Glasgow, and regular bus services take you quickly into the City Centre.

EXTRAS

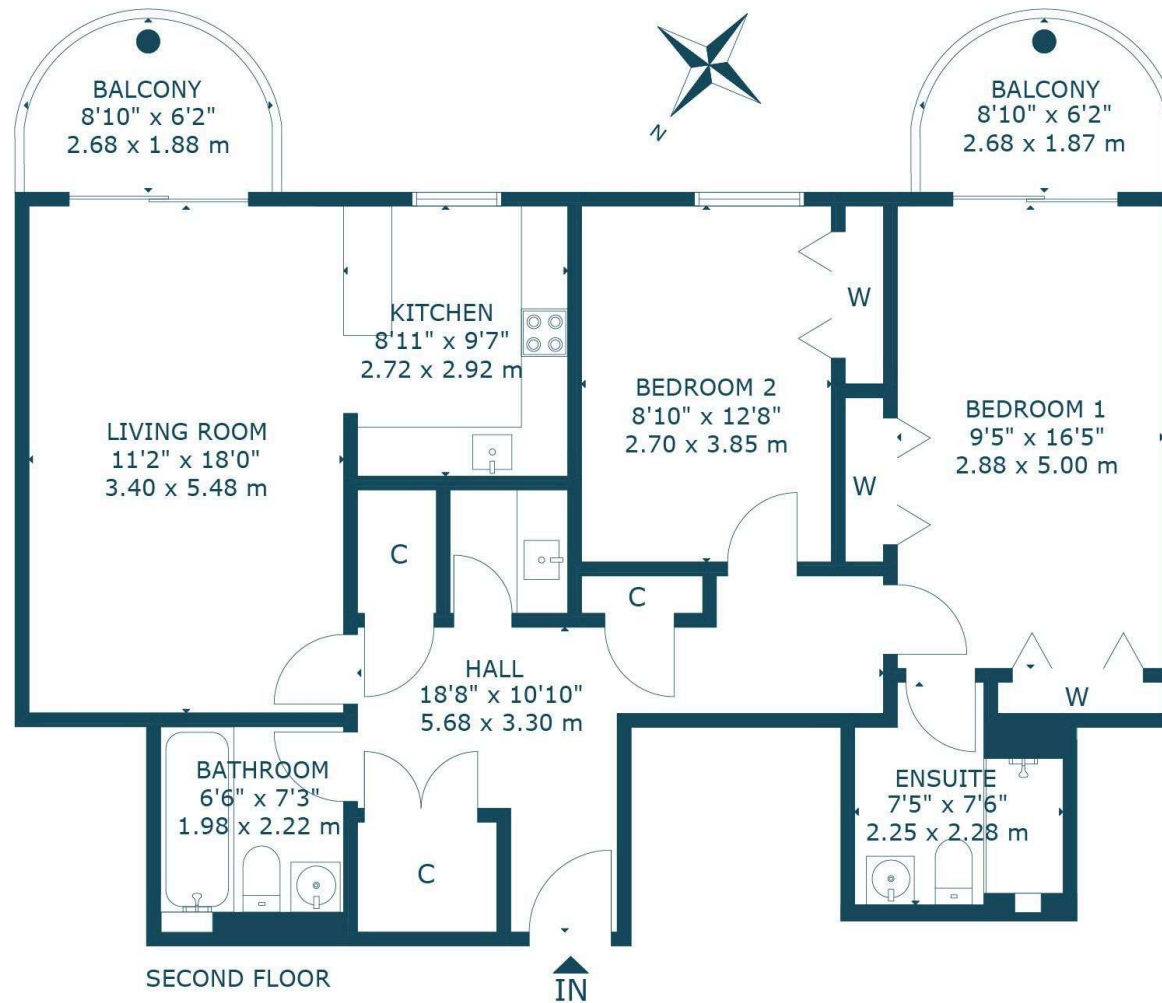
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The factor is James Gibb and the monthly factoring costs are approximately £100.





COULTERS®



SECOND FLOOR

11/ 6 MEGGETLAND SQUARE, CRAIGLOCKHART, EDINBURGH, EH14 1XR

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 897 SQ FT / 83 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.