



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**17/5 MEGGETLAND SQUARE,**  
Craiglockhart, Edinburgh, EH14 1XR





Complete with secure private parking, this two-bedroom corner apartment is an outstanding residence which forms part of a sought-after development by Applecross. The impressive home boasts large rooms that are finished to high standards, with neutral decoration and quality fixtures and fittings throughout. It includes an expansive open-plan kitchen, living and dining room, generous storage, and two washrooms. Furthermore, the modern apartment has a popular location in Craiglockhart, set within easy reach of amenities, schools, idyllic green spaces, and bus and rail links.

Extras: integrated kitchen 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

- An impressive first-floor corner apartment
- Part of a modern development by Applecross
- Sought-after location in popular Craiglockhart
- Blank canvas of décor throughout
- Secure entry system and a lift service
- Entrance hall with generous storage
- Open-plan kitchen/living/dining room
- Modern kitchen with integrated appliances
- Utility room for discreet laundry
- Two double bedrooms with built-in wardrobes
- 4pc en-suite bathroom with a shower cubicle
- 3pc family bathroom with overhead shower
- Landscaped communal garden grounds
- Secure underground residents' parking









"AN IMPRESSIVE TWO-BEDROOM FIRST-FLOOR APARTMENT, WHICH FORMS PART OF A SOUGHT-AFTER MODERN DEVELOPMENT BUILT BY APPLECROSS"







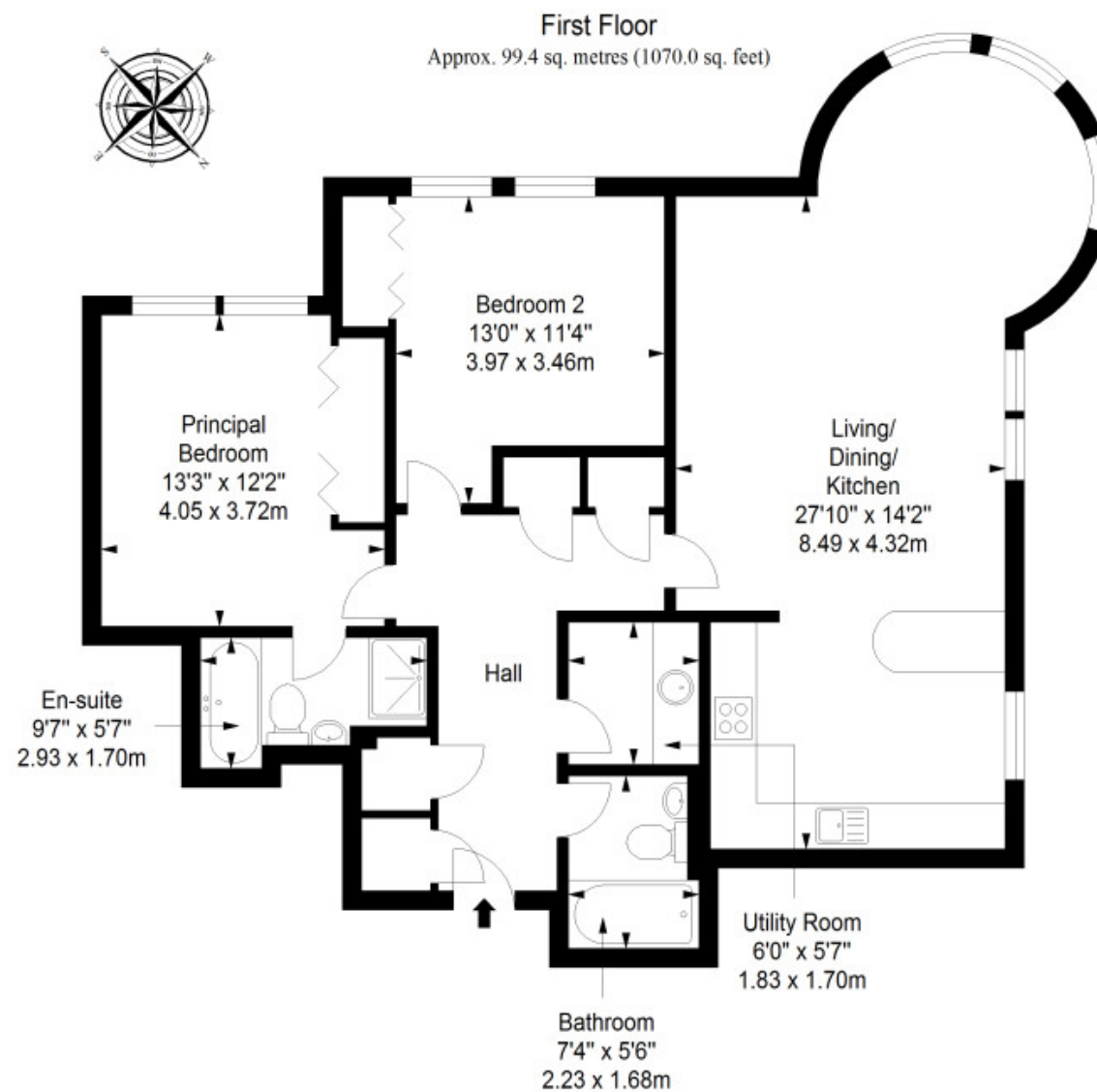
EPC RATING:

B

COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 99.4 sq. metres (1070.0 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



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