



Solicitors & Estate Agents










Offers Over

£240,000

33/4 North Meggetland

Craiglockhart | Edinburgh | EH14 1XG

A contemporary and spacious apartment, situated within a pleasant, established residential development in the peaceful Craiglockhart neighborhood of the city. This well-designed flat is in close proximity to outstanding local amenities, with the city center just a short bus ride away.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents and Visitors Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

In Brief the internal accommodation comprises; Inviting L shaped hallway with great storage provisions; dual aspect, light and airy reception room offering ample space for a dining table and a neutral décor; fitted kitchen with a range of wall and base units along with complimenting worktop and tiling to splash areas; two similar sized and well proportioned double bedrooms while both benefitting from built in wardrobes; modern and contemporary bathroom suite offering a crisp white three piece suite, full height stylish tiling, shower over the bath with glass screen and convenient built in vanity storage.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

The property benefits from an allocated parking space in close vicinity to the property along with visitors on street parking available. There is a secluded communal garden, secure with perimeter fencing and finished with mature shrubbery for added greenery. The property has access to a private outside store unit for added convenience.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

Located in the leafy and peaceful suburb of Craiglockhart, approximately 3 miles southwest of Edinburgh City Centre. This prestigious and much sought-after area offers the ideal location for families with a wide choice of schools available close by including George Watsons College, Merchiston Castle School and well-regarded state schools. Local shops and services are available within easy walking distance to provide for day-to-day needs, with a wide choice of further shopping and supermarkets available within a short drive including Edinburgh West Retail Park and a 24-hr Asda. Recreational facilities in the area abound with Colinton and Craiglockhart Dells, Craiglockhart Hill and viewpoint, walks to the Union Canal and a vast choice of sporting clubs and facilities all close at hand. Excellent local bus services provide swift access to the city centre and surrounding areas and by car, the city bypass and central motorway network can be quickly reached.

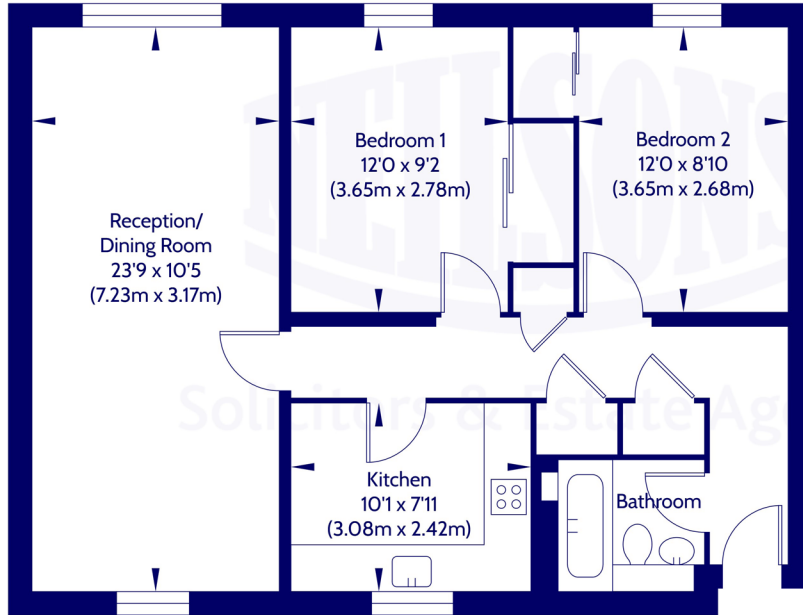
Approx. Internal Area 69.61 Sq M / 749 Sq Ft.

Not to scale. For identification only.

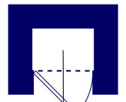
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First Floor



Ground Floor



Store
2'7 x 1'10
(0.80m x 0.55m)

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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