



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**20 MEGGETLAND TERRACE**

Craiglockhart, Edinburgh, EH14 1AR



This traditional main-door upper villa is a charming and characterful residence that offers bright and spacious rooms and excellent versatility. It has configurations for two/one reception rooms and three/four double bedrooms; plus, it is equipped with generous built-in storage. The home further benefits from lightly decorated interiors, as well as generous private parking and a fully-enclosed rear garden with a large lawn and patio areas. The property also enjoys a desirable location in Craiglockhart, which is sure to be popular with a wide demographic.

Extras: integrated oven and gas hob, and undercounter fridge, freezer, and 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

- Traditional upper villa with spacious accommodation
- Situated in highly sought-after Craiglockhart
- Well-presented interiors with period details
- Private main-door entrance
- Bright hall lined with wooden doors and panelling
- Bay-windowed living room with feature fireplace
- Dining kitchen with dual-aspect windows
- Sitting room/formal dining room/fourth bedroom
- Three spacious and airy double bedrooms
- Modern bathroom with overhead shower
- Excellent built-in storage throughout
- Well-maintained private rear garden
- Private greenhouse for growing vegetables
- Private driveway and timber-framed garage







"A CHARACTERFUL  
MAIN-DOOR UPPER VILLA IN  
CRAIGLOCKHART, OFFERING  
SPACIOUS AND  
LIGHTLY DECORATED  
INTERIORS"





EPC RATING:

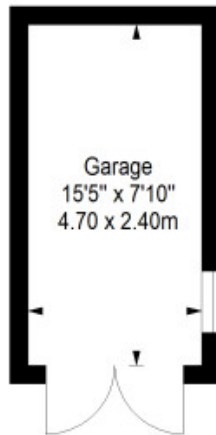


COUNCIL TAX BAND:

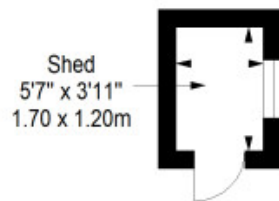


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

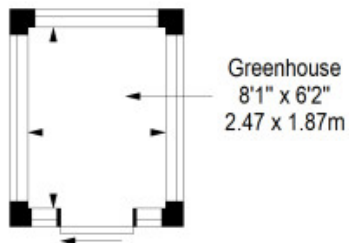
**Garage**  
Approx. 11.3 sq. metres (121.6 sq. feet)



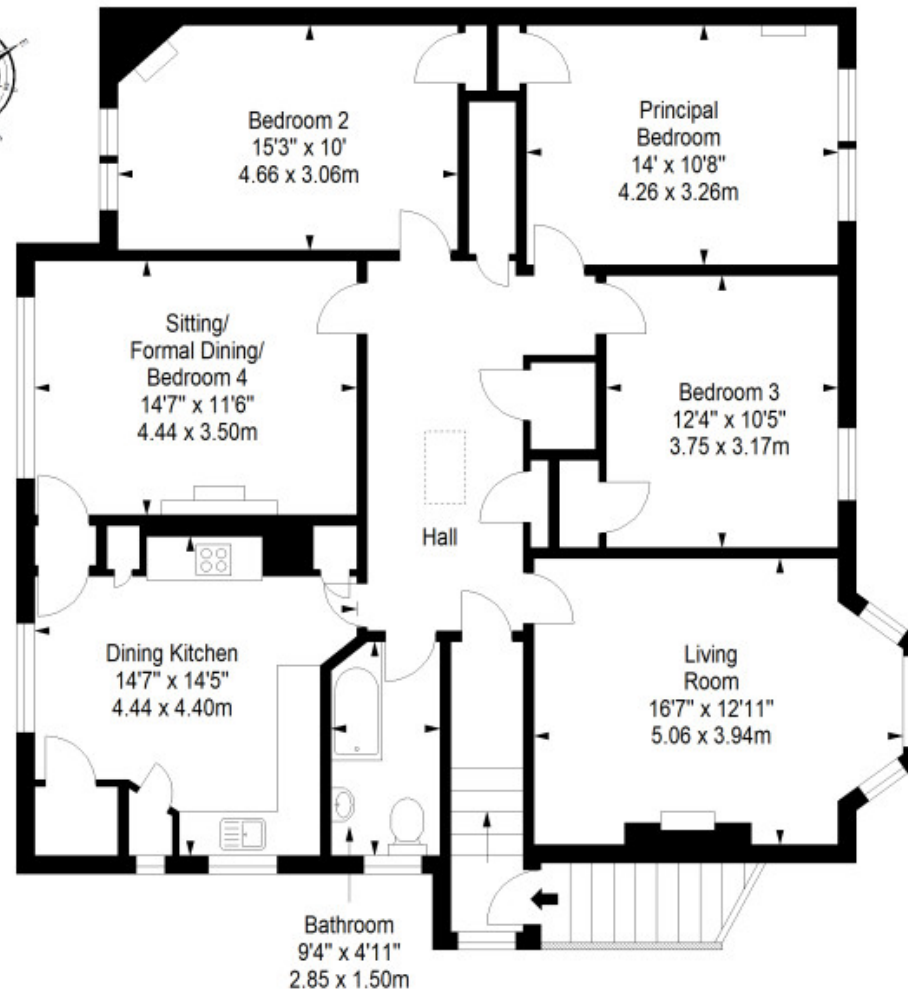
**Shed**  
Approx. 2.0 sq. metres (21.5 sq. feet)



**Greenhouse**  
Approx. 4.6 sq. metres (49.5 sq. feet)



**First Floor**  
Approx. 125.3 sq. metres (1348.8 sq. feet)



Total area: approx. 143.2 sq. metres (1541.4 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.