



Fixed Price

**£370,000**

## 7/1 Meggetland View

Craiglockhart | Edinburgh | EH14 1XT

This attractive and generously proportioned modern ground floor flat, with private patio and allocated parking space is quietly situated within the popular district of Craiglockhart, close to fantastic local amenities and transport links. Offering a pleasant outlook, the property would undoubtably appeal to the professionals and early viewing is highly recommended.

- 3 Bedrooms
- 1 Public Room
- 1 Bathroom
- Private patio
- Allocated parking space
- EPC Rating – C
- Council Tax Band – E



## Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage facilities, spacious and bright lounge open plan to dining room with door providing direct access to outdoor patio and leafy outlook, modern fully fitted kitchen, light and airy principal bedroom with fitted wardrobes, two further well proportioned double bedrooms and stylish bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob and integrated fridge/freezer.

## Gardens, Parking & Factors

To the front of the property there is a private patio and the property is surrounded by well maintained communal garden grounds. To the rear, there is an allocated parking space and a locked bike store. A factoring fee is made payable to Myreside Management for the upkeep of the communal areas, which is approximately £250 per quarter with a £200 deposit. This includes buildings insurance.

## Viewing

Please contact Neilsons on 0131 625 2222





## Location

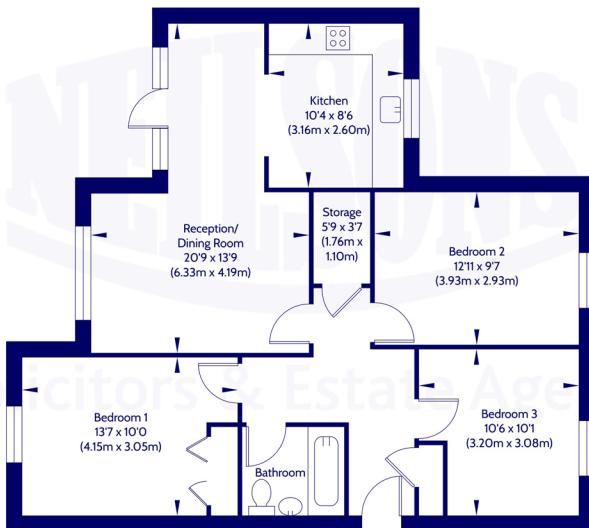
Located in the leafy and peaceful suburb of Craiglockhart, approximately 3 miles southwest of Edinburgh City Centre. This prestigious and much sought-after area offers the ideal location for families with a wide choice of schools available close by including George Watsons College, Merchiston Castle 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. Gross Internal Floor Area 76.95 Sq M / 828 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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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