











Offers Over

£205,000

3/4 Meggetland View

Craiglockhart | Edinburgh | EH14 1XS

A superb opportunity has arisen to acquire this lovely and charming one bedroom first floor flat quietly positioned within a sought-after and modern residential development in Craiglockhart. Close to excellent amenities and commuting links, the property will undoubtedly appeal to professionals, couples and those looking to downsize. Early viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  Communal gardens
-  Unallocated residents parking
-  Passenger lift
-  EPC Band - B
-  Council Tax Band – D



Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance hallway with useful storage provisions, bright and spacious lounge/diner with an electric fireplace, two Juliet balconies and ample room for both lounge and dining furniture, fully-fitted kitchen with a range of integrated white goods and tiling in splash areas while being styled with wooden cabinets and a dark worktop, generously proportioned double bedroom with integrated wardrobes and ample room for freestanding furniture, and a fully-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a passenger lift, secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable per quarter of approximately £340.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property is surrounded by well-maintained communal gardens and for the car owner, there is unallocated residents parking.

Viewing

By appointment through Neilsons 0131 625 2222.





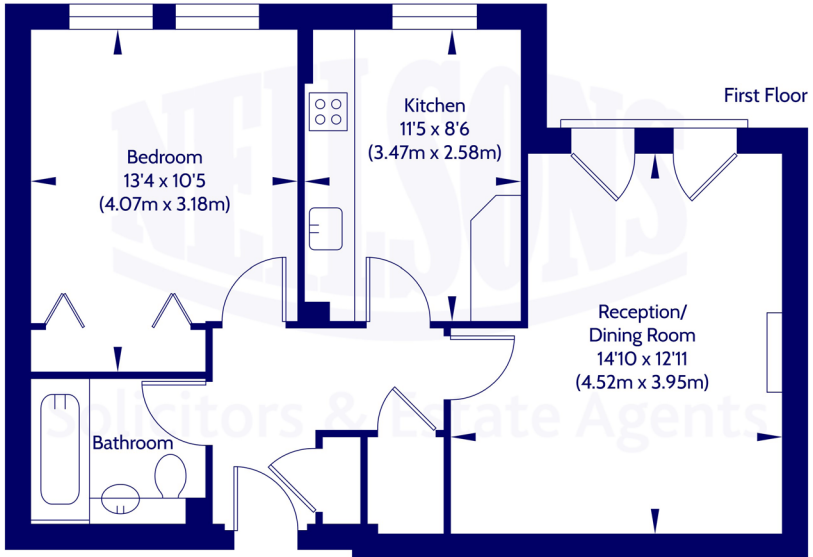
Location

Meggetland View is 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 48.67 Sq M / 524 Sq Ft.



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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