



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**5/3 MEGGETLAND VIEW**

Craiglockhart, Edinburgh, EH14 1XT





This three-bedroom first-floor flat enjoys a desirable suburban address, within a leafy contemporary development - a short distance from rail links and the Union Canal cycle path and walkway. The spacious home is thoughtfully presented with stylish décor and fittings. Benefits include ample storage, social open-plan living, and a southwest-facing seating balcony looking out across landscaped communal gardens. There is also the convenience of on-site allocated parking.

Extras: All fitted floor and window coverings and light fittings are included.



## FEATURES

- Peaceful suburban development
- Generous stylishly-presented first-floor flat
- Secure communal stairwell
- Welcoming entrance hall with storage
- Light and airy living/dining room open to:
- Bright integrated kitchen
- Three spacious bedrooms with storage
- Bathroom with shower-over-bath
- Southwest-facing seating balcony
- Shared access to landscaped gardens
- Allocated parking space
- Gas central heating and double-glazing











"A STYLISH AND SPACIOUS HOME OFFERING A LEAFY SETTING, ALLOCATED PARKING, AND A SOUTHWEST-FACING SEATING BALCONY."









EPC RATING:

B

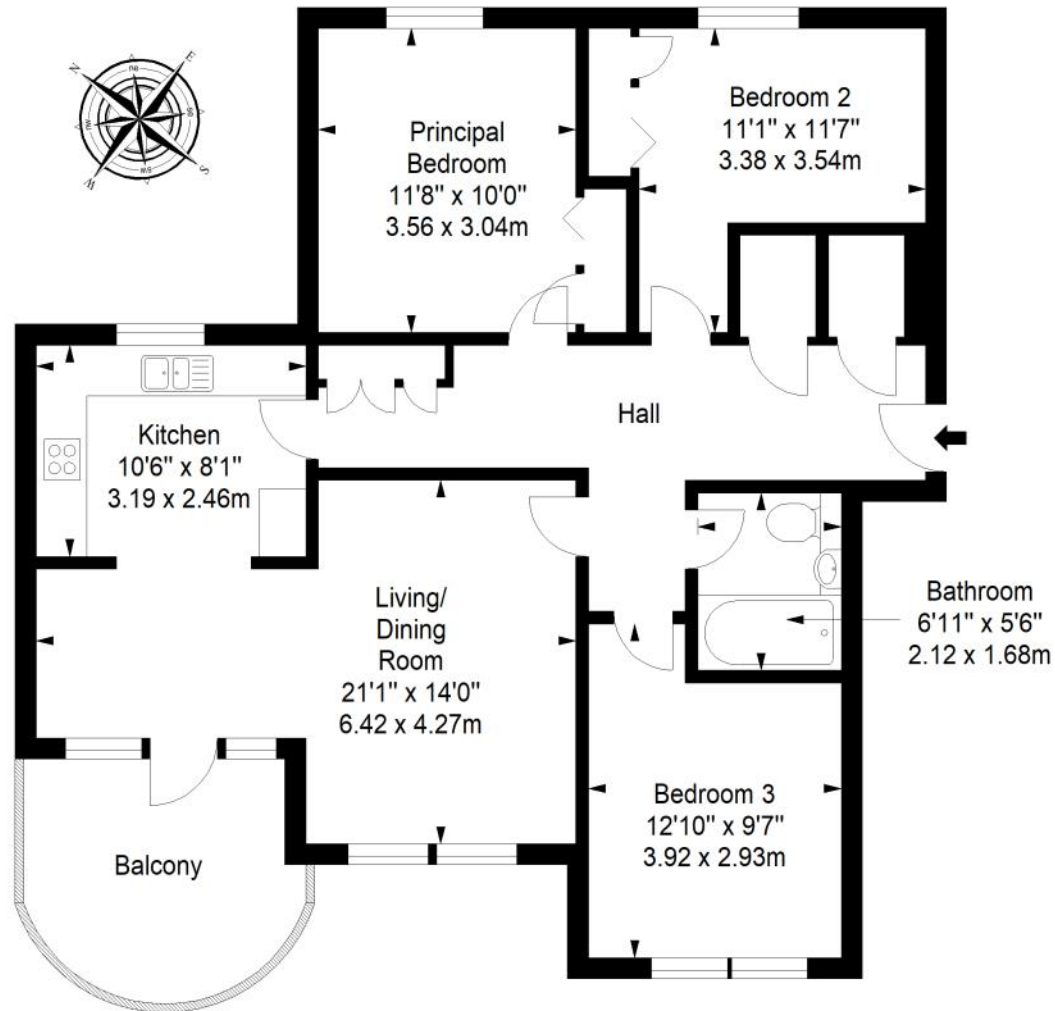
COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### First Floor

Approx. 85.0 sq. metres (915.0 sq. feet)



Total area: approx. 85.0 sq. metres (915.0 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



@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.