



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5/5 Meggetland Square
Craiglockhart, Edinburgh EH14 1XP

5/5 Meggetland Square

Located in the prestigious Craiglockhart area, Meggetland Square is part of an exclusive development, situated alongside the tranquil Union Canal and the expanse of Meggetland sports grounds. This exceptional first-floor residence boasts substantial and spacious accommodations, featuring three inviting bedrooms and two elegant bathrooms, plus a large balcony and secure underground parking.

Access is via a pedestrian tree-lined avenue, by secure entry-phone with stair or lift access. Step inside to discover a impressive reception hall finished with engineered oak flooring that flows seamlessly into the expansive sitting and dining room. With triple full-height glazing, this space bathes in natural light and opens onto a generous covered balcony, ideal for relaxation or entertaining guests. Adjacent, the stylish semi-open plan kitchen, showcases rich wood-effect cabinets, ample storage, and fully integrated appliances, all complemented by a convenient utility room.

Property Summary

- Exclusive development in Craiglockhart, beside the Union canal
- First floor apartment with stair & lift access
- Impressive sitting & dining room leading to covered balcony
- Semi-open plan fitted kitchen
- Utility room
- Master bedroom with four-piece en-suite bathroom
- Two further bedrooms with built-in wardrobes
- Stylish three-piece family bathroom
- Excellent storage throughout
- Gas central heating & double glazing
- Secure bike store
- Secure underground parking with allocated space
- External residents parking with allocated parking space
- EPC Rating - B | Council Tax Band - G

Home Report Value - £420,000







Generously proportioned
accommodation, in an
exclusive development in
Craiglockhart







FOUR PIECE EN-SUITE BATHROOM



FOUR PIECE EN-SUITE BATHROOM





Each of the bright west-facing bedrooms offers a tranquil retreat, including the luxurious master suite featuring extensive built-in wardrobes and a lavish four-piece en-suite bathroom with a separate shower enclosure. The additional two double bedrooms, both with built-in storage, share a chic three-piece bathroom complete with a shower over the bath. The apartment benefits from excellent storage options throughout, including three handy cupboards in the hall.

Outside there are well-maintained development grounds with childrens' play area and direct access to Union canal pathway.

Parking: There is ample external residents parking area with an allocated space, plus a secure underground parking, also with an allocated space. There is also a secure bike store.

Factor: The development is factored by James Gibb with an approximate fee of £450-£550 per quarter, this covers cleaning, lighting and maintaining the communal areas, as well as the lift maintenance and block buildings insurance.

Extras: all fitted floor coverings, light fittings, curtains, washing machine and all integrated kitchen appliances, included in the sale.



TREELINED AVENUE TO NO.5 FROM CANAL



DEVELOPMENT PLAY AREA



UNION CANAL NEXT TO DEVELOPMENT



Craiglockhart

This property is situated within highly desirable Craiglockhart, south-west of the city centre. Located close to Bruntsfield and Morningside, you have a wealth of cafés, bars, restaurants and specialist shops. The development sits between the vast open space of Meggetland sports complex and the Union canal.

The Merchants of Edinburgh and Braid Hills golf courses are close by, as is the local nature reserve of Easter Craiglockhart Hill. The Union canal tow path, links up to the Water of Leith pathway at the visitor centre. The Pentland Hills Regional Park is a short drive away and offers walking, biking, pony-trekking and dry slope skiing. For those fitness fanatics, there is Craiglockhart Leisure and Tennis Centre.

Schooling is well catered for in the area with secondary level in both the public and private sectors and two main campuses of Edinburgh Napier University are within easy reach.

There are regular bus services and Edinburgh City Bypass is within easy reach, offering links to the major road networks and Edinburgh International Airport.

Let us help you find your next
dream property!



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CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

