



2/4 Meggetland View, Edinburgh, EH14 1XS



## Welcome

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.

Internally, the property is presented in true walk-in condition while briefly comprising of;

- Set within a well maintained stair which is factored by Myreside and including building insurance costs approx £1,000 pa
- Welcoming entrance hall with two good size storage cupboards
- Spacious lounge/dining room with large French windows with Juliet balcony giving a beautiful natural light and pleasant outlook
- Modern stylish kitchen with a good range of wall and base units, integrated fridge/freezer, washing machine, oven hob, extractor and microwave.
- Bedroom of generous proportions with enviable built in wardrobes
- Re-fitted modern shower-room with large shower cubicle, whb set within vanity units and mirrored storage above
- There is ample resident and visitor parking within the development and a secure bike store





## Craiglockhart

Craiglockhart is a sought after area located south of the city centre within excellent walking distance of both Bruntsfield and Morningside with its wealth of shops, bars and bistros. There is a range of local shops in Craiglockhart including a Tesco Express. Excellent road and transport links to the city centre and beyond making this area ideal for the daily commuter. 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.

## Extras

Included in the sale are all light fitting and window coverings.



# Get in touch

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Property Hub:

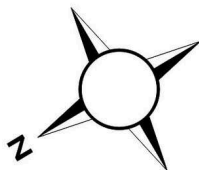
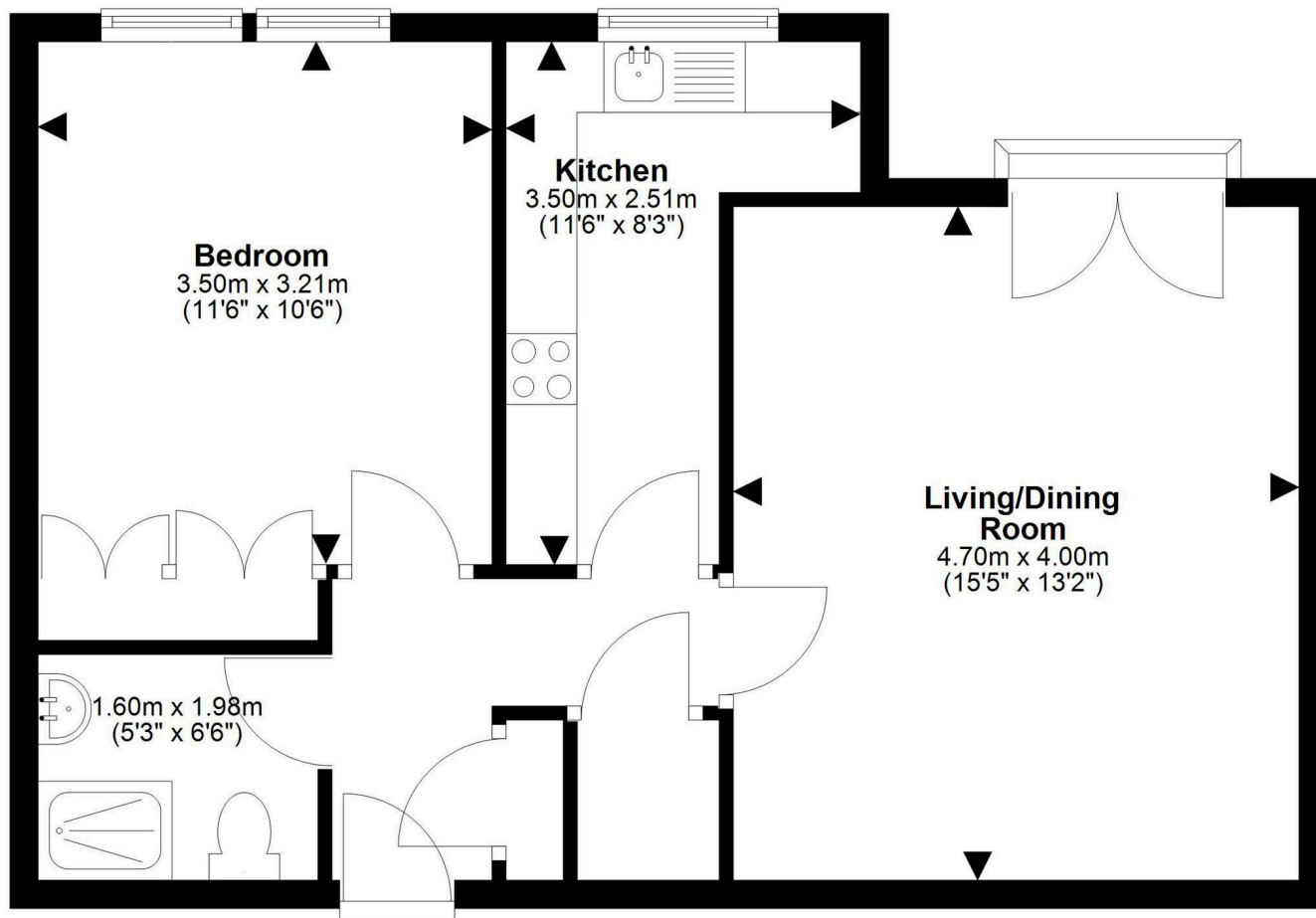
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

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Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.