



## 7/4 MEGGETLAND VIEW

Craiglockhart, Edinburgh, EH14 1XT



1

Public Room



3

Bedrooms



2

Bathroom





## 7/4 MEGGETLAND VIEW

Set within a highly sought-after development, this modern three-bedroom first-floor apartment is an exceptional home that offers spacious rooms with attractive decoration throughout. The property boasts a large reception area which shares a sociable open-plan layout with a premium dining kitchen before flowing out onto a private balcony that captures the sunrise. The home also features a modern en-suite and family bathroom, as well as generous built-in storage to keep the interiors neat and tidy. Conveniently, it has allocated parking as well.

Located in popular Craiglockhart, the home affords easy access to amenities, a choice of supermarkets, and bus and rail links. Schools are within close proximity too, including Napier University campuses. There are sports complexes nearby as well, along with the Union Canal and National Cycle Route, and a picturesque nature reserve – perfect for leisurely strolls and invigorating exercise. Adding to its strong appeal, the city centre is approximately a 10-minute drive away which makes it a fantastic location for professionals and families alike.











EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A spacious first-floor apartment with private balcony
- Part of an exclusive modern development
- Prime location in sought-after Craiglockhart
- Hall with two built-in cupboards
- Spacious living room
- Well-appointed dining kitchen
- Two double bedrooms with built-in wardrobes
- Versatile third bedroom/home office
- Modern 3pc en-suite shower room
- 3pc family bathroom with overhead shower
- Well-maintained communal garden grounds
- Private residents' parking with allocated spaces





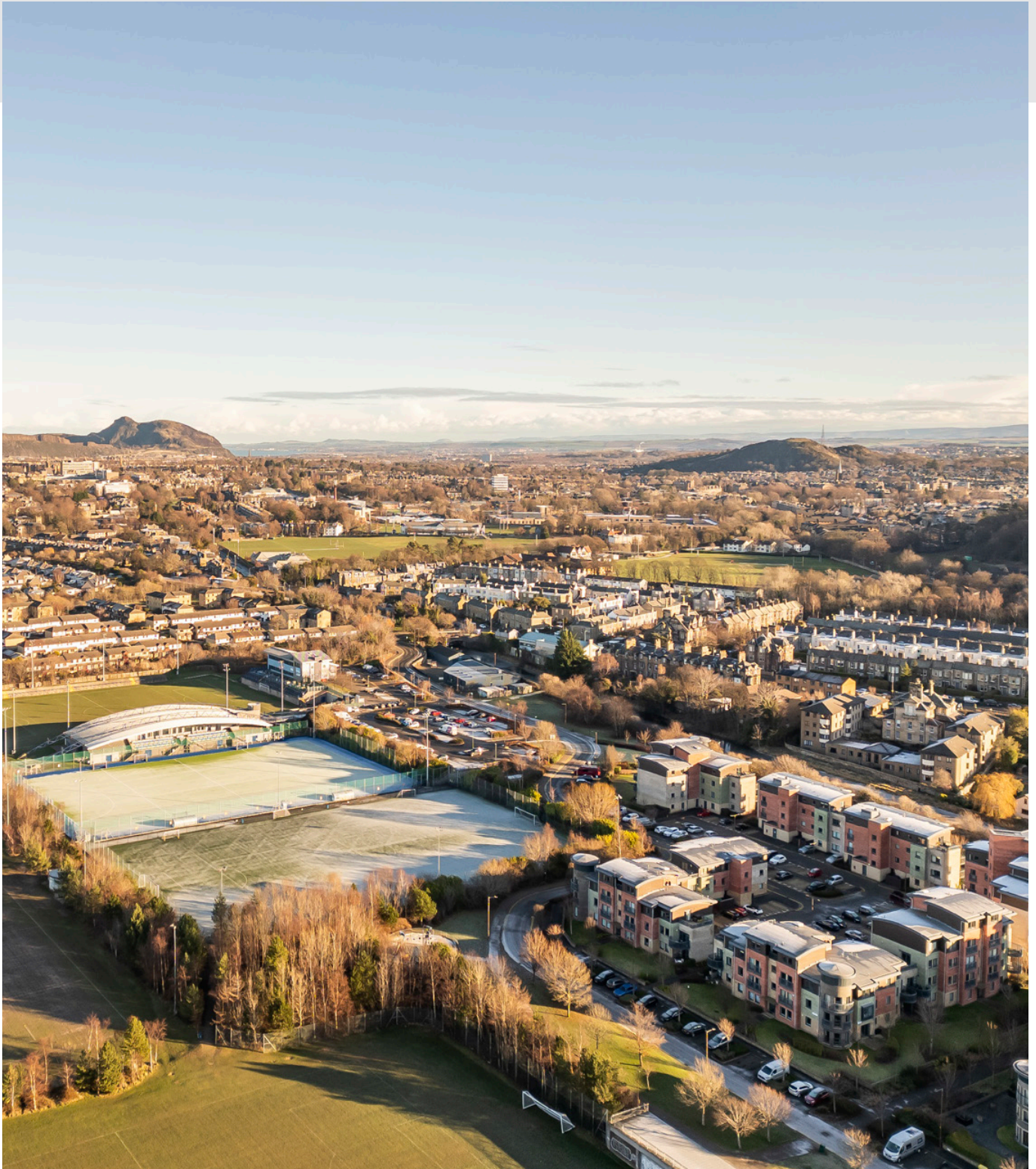






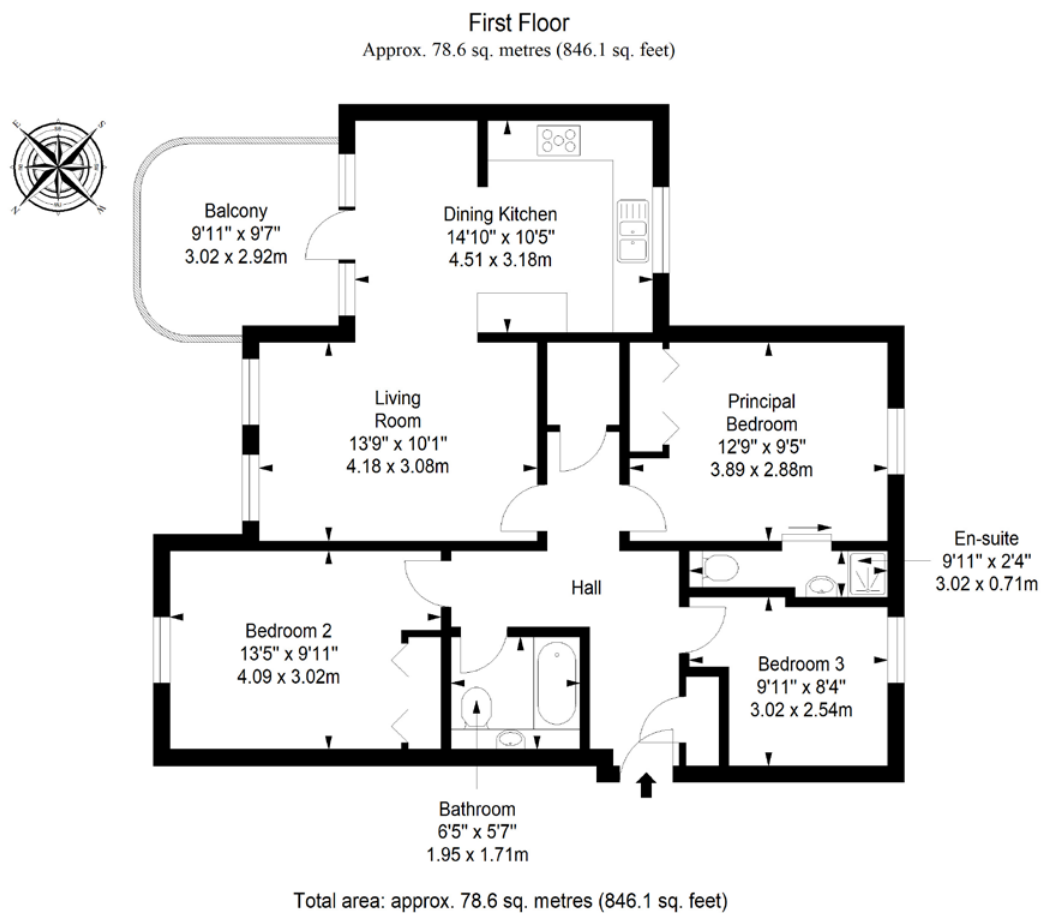


Extras: integrated appliances (oven, ceramic hob, extractor hood, and fridge/freezer) and an undercounter washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



# CRAIGLOCKHART, EDINBURGH

The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the city centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village, while the bustling high streets of Bruntsfield and Morningside (both home to a vibrant selection of specialist shops, cafes, bars and bistros) are also nearby. Craiglockhart offers a wealth of sport and leisure facilities, particularly Craiglockhart Leisure Centre & Tennis Centre, which boasts a well-equipped gym, fitness studios, squash courts and a multi-purposes sports hall, as well as outstanding indoor and outdoor tennis facilities. Or if you prefer to exercise in the fresh air, why not take a relaxed stroll or cycle along the Union Canal or picturesque Water of Leith walkway. Craiglockhart benefits from an excellent range of state schools and the area is also well positioned for some of the capital's finest independent schools. Craiglockhart is served by superb public transport links across the city and nearby Slateford train station offers regular services to Edinburgh and Glasgow. The area is also ideal for commuter thanks to swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.



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