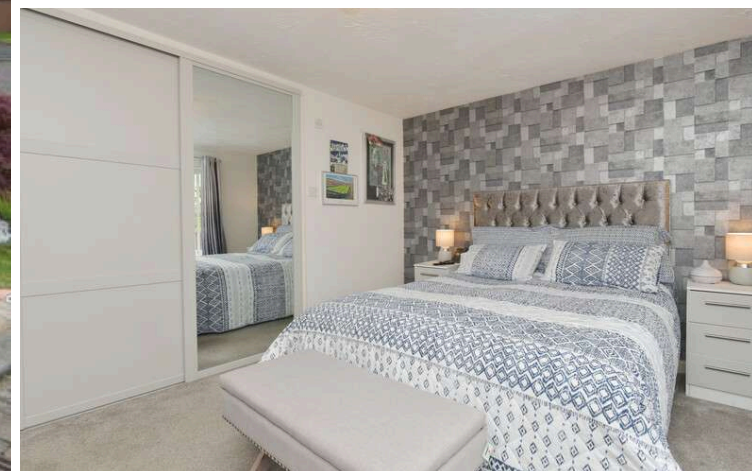


ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



espc

131 Meadowspot, Edinburgh, EH10 5UY
2 RECEPTIONS | 5 BEDROOMS | 3 BATHROOMS | EPC: C

Location

This beautifully presented, detached family home lies within a quiet cul-de-sac next to Easter Craiglockhart Hill Local Nature Reserve. The property is situated in Morningside, a highly sought after area South of the city centre.

The bustling Morningside road has an abundance of shops, delicatessens, boutique cafes, restaurants and bars as well as a Waitrose Supermarket and a Marks & Spencer food outlet.

There is also a good choice of recreational amenities, all close by including The Dominion Cinema and Churchill Theatre, Craiglockhart Leisure and Tennis Centre, Meggetland Sports Complex, Hillend dry ski slope, and a number of golf courses. Pleasant walks can be taken in the Craiglockhart Hill Nature Reserve, Blackford Hill, along the Hermitage of Braid or Braid Burn.

A number of highly respected schools can be found in the area from nursery to senior level in both the public and private sectors, and there are several Universities close by.

There are excellent transport links with a range of bus services providing access to the City Centre and beyond and the City Bypass and the motorway network are easily accessible.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Ground floor:

- Entrance porch
- Welcoming hallway
- Large lounge with doors to rear patio
- Conservatory/dining area
- Open plan kitchen/dining/family room with built in oven and hob, extractor fan, fridge freezer and breakfast bar: these items are believed to be in good working order though their condition is not warranted
- Utility room with access to double garage
- Bedroom Five/study
- Cloakroom with WC

First floor:

- Large principal bedroom with en-suite shower room
- Three further bedrooms
- Shower room with WC, bidet and wash basin
- Family bathroom with shower over bath, WC, and wash basin

Gardens

- Private, south west facing rear garden with gate giving direct access to the adjacent nature reserve and local amenities
- Large 3 car driveway and garden to the front

Extra's

- Gas central heating
- Double glazing
- Floored attic via pull down ladder
- Fitted wardrobes in 4 bedrooms
- Landscaped gardens to front and rear
- Double garage
- Kitchen & utility appliances, blinds & curtains included



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ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

