



6/2 Myreside View,
Craiglockhart EH14 1AG



Extremely impressive three bedroom first floor flat which enjoys lovely open outlook and benefits from residents parking

 3 Bed  2 Bath  1 Reception

An extremely impressive first floor flat which enjoys lovely open outlook and benefits from beautifully maintained communal gardens and residents parking, which is situated in highly regarded and sought after residential area and is within walking distance of excellent local amenities. The property is well presented throughout and in brief accommodation comprises; secure well maintained shared entrance; welcoming hall with good storage, bright sitting room/dining room: open plan modern fitted kitchen with window, principal bedroom with built-in wardrobes and modern en-suite bathroom; two further well proportioned bedrooms and modern shower room. There is gas central heating, double glazing, landscaped communal gardens and residents parking. All fittings are available for purchase by separate agreement. An early viewing is highly recommended.

There is a monthly fee of approx £135 per month to Myreside Management which includes buildings insurance.

Features

- Secure well maintained shared entrance
- Welcoming hall with good storage
- Spacious and bright sitting room/dining room with lovely outlook
- Open plan modern fitted kitchen
- Principal bedroom with modern en-suite bathroom
- Two further well proportioned bedrooms
- Stylish shower room
- Gas central heating
- Double glazing
- Beautifully maintained communal gardens
- Residents parking
- EPC Rating C

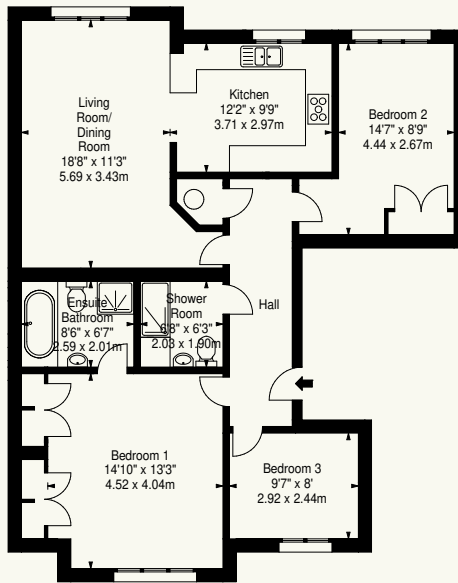
Offers Over £425,000

Myreside View,
Edinburgh,
Midlothian, EH14 1AG



SquareFoot

Approx. Gross Internal Area
1032 Sq Ft - 95.87 Sq M
For identification only. Not to scale.
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First Floor



Craiglockhart is a leafy residential area of the capital lying approximately two miles south west of the city centre. Whilst the city centre is readily accessible via many and frequent bus services or simply by strolling along the canal towpath to Fountainbridge, the local area plays host to an excellent range of shopping facilities included a Tesco store, all just a short walk from the property. Also within a short walk there are an abundance of leisure facilities including pubs and restaurants and sports facilities literally around the corner including the Boroughmuir Rugby and

Community Sports Club, the Meggetland Sports Complex, the Boroughmuir Cricket Club and the Craiglockhart Leisure and Tennis Club. Napier University Craiglockhart Campus is conveniently nearby and Heriot Watt University is also just a short bus journey away. For those who require to travel out of the city the bypass may be reached in less than 10 minutes, facilitating swift and easy access to the west side of the city, Edinburgh Business Park, the Royal Bank Headquarters at Gogar, the M8, Edinburgh International Airport and the Queensferry Crossing.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.