

CRAIGLOCKHART
42/6 NORTH MEGGETLAND
EH14 1XQ



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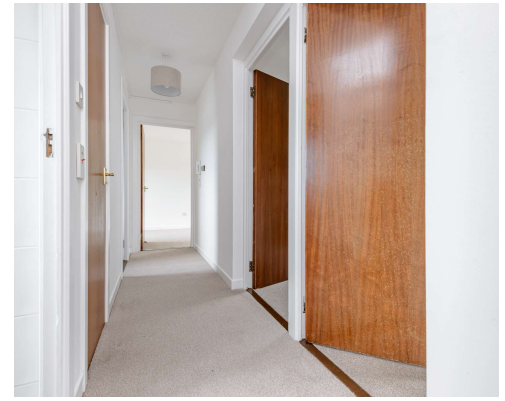
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EPC RATING: C

OFFERS OVER £240,000



MODERN, TWO BED FIRST FLOOR FLAT IN QUIET MEGGETLAND LOCATION

This superb flat has a contemporary kitchen & bathroom with a spacious dual aspect living/dining room and two double bedrooms. The development is surrounded by well maintained communal gardens and there is an allocated residents' parking space. Located in the South West of Edinburgh with good transport links into the city centre and a wealth of amenities nearby, this would make an ideal home for first time buyers, professionals, downsizers, a young family or investors.

VIEWING

Please Call Jardine Phillips 0131 4466850

PROPERTY DESCRIPTION

- Hallway with storage cupboard housing the boiler & hot water tank
- Large dual aspect sitting/dining room with lots of room for relaxing & entertaining
- Contemporary kitchen with good range of porcelain white handleless fitted units
- Principal double bedroom with fitted mirror-door wardrobe
- Second double bedroom with fitted cupboard
- Modern bathroom with bath with electric shower over, sink & wc
- Gas central heating from Potterton boiler & hot water storage cylinder
- Timber framed double glazed windows
- Well maintained communal gardens
- Allocated residents' parking
- Residents' association fee of approx. £100-150 per annum to cover maintenance of communal grounds plus £250 per annum payable for common stair costs for No. 42

AREA

Craiglockhart is a well-regarded residential area to the south of the city and Meggetland, in particular, is very popular with first time buyers, young professionals, families & downsizers. There are some great shops on the doorstep, including Tesco & Margiotta, together with Dine restaurant. A wider range of shopping facilities is available in nearby Bruntsfield & Morningside, with their array of supermarkets, independent retailers, coffee shops, bars & restaurants. There are also an excellent range of amenities in the vicinity including the very popular independent Dominion Cinema, Church Hill & King's Theatres and a number of gyms & leisure facilities at the impressive Fountain Park Leisure Complex & Edinburgh Leisure at Craiglockhart. The Union Canal is 5 mins away providing a quick walk/cycle into the central business district. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away. There are numerous bus services from the main road taking you both into and out of town.

EXTRAS

The blinds/curtains, light fittings, electric hob, oven & cooker hood are included in the sale.

HOME REPORT VALUATION

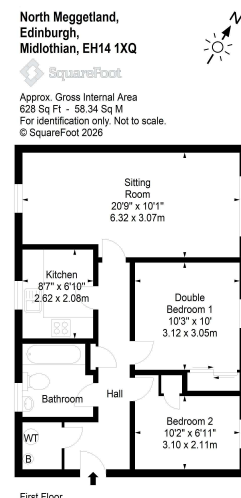
£250,000

Sitting/dining room	20'9 x 10'1 (6.32 x 3.07m)
Kitchen	8'7 x 6'10 (2.62 x 2.08m)
Bedroom 1	10'3 x 10' (3.12 x 3.05m)
Bedroom 2	10'2 x 6'11 (3.10 x 2.11m)

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised 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. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.



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