

CRAIGLOCKHART

73 NORTH MEGGETLAND
EH14 1XQ



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EPC RATING: C

OFFERS OVER £525,000

PROPERTY DESCRIPTION

- Hallway leading to staircase with wooden balustrade to upper level
- Downstairs cloakroom with wc & sink
- Large, bright sitting room overlooking the front garden, with double doors leading to Dining area with lots of room for entertaining
- Good-sized contemporary kitchen with wide range of cream shaker style units & appliances
- Handy utility room with matching units, pulley & boiler, with doors leading to the rear garden & to the garage
- Principal double bedroom with fitted wardrobes
- Ensuite shower room with shower cubicle, sink & wc
- Two further double bedrooms with fitted wardrobes
- Fourth single bedroom
- Modern bathroom with bath with shower over, sink, wc & chrome heated towel rail
- Gas central heating from boiler located in the utility room (updated 2013) & hot water storage tank located in the ensuite
- Timber framed double glazed windows
- Lawned front garden with trees & shrubs, together with driveway for off street parking & integral garage accessed via an up & over door to the front and a door from the utility room
- Beautiful rear garden with expansive lawn surrounded by trees & shrubs, a greenhouse & space for relaxing
- Yearly amount of approx. £100 payable to North Meggetland Proprietors' Association to cover maintenance of communal grounds



VIEWING

Sun 2-4 Pls Call
Jardine Phillips
0131 446 6850



VERY WELL MAINTAINED, MODERN FOUR BED TERRACED HOUSE IN QUIET MEGGETLAND LOCATION

This superb property would make a perfect home for professionals or a family with its spacious accommodation comprising a large, bright sitting room with double doors through to a dining room which is perfect for entertaining. There is a fully fitted cream shaker style kitchen with appliances and a handy utility space & downstairs wc. Upstairs there are three double & one single bedrooms, one with ensuite shower room, and a family bathroom. Externally, there are beautiful lawned gardens front & rear, an integral garage and off-street parking. Located close to some great local shops & amenities and with easy access into nearby Morningside or the city centre, this would make an ideal family home.

AREA

Craiglockhart is a well-regarded residential area to the south of the city centre and Meggetland, in particular, is very popular with professionals & families. 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. Harrison Park and the Union Canal walkway are all nearby providing great walks & outside spaces. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short

bus journey away. The house is also in the catchment for well-renowned Craiglockhart & St Cuthbert's RC Primary Schools & Tynecastle & St Augustine's RC High Schools, and George Watson's is a few minutes' walk away. There are numerous bus services from the main road taking you both into and out of town, with easy access to the city bypass & motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob, double oven, extractor fan, dishwasher and fridge are included in the sale.

HOME REPORT VALUATION

£550,000

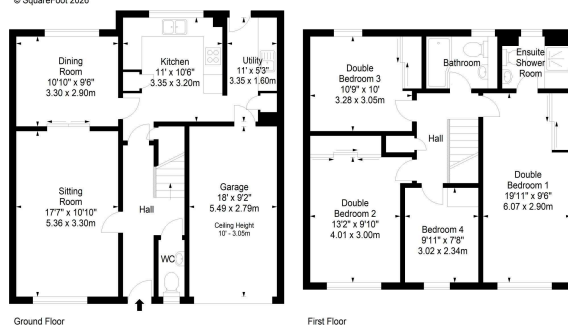


Sitting room	17'7 x 10'10 (5.36 x 3.30m)
Dining room	10'10 x 9'6 (3.30 x 2.90m)
Kitchen	11' x 10'6 (3.35 x 3.20m)
Utility room	11' x 5'3 (3.35 x 1.60m)
Bedroom 1	19'11 x 9'6 (6.07 x 2.90m)
Bedroom 2	13'2 x 9'10 (4.01 x 3.00m)
Bedroom 3	10'9 x 10' (3.28 x 3.05m)
Bedroom 4	9'11 x 7'8 (3.02 x 2.34m)
Garage	18' x 9'2 (5.49 x 2.79m)

North Meggetland,
Edinburgh,
Midlothian, EH14 1XQ



Approx. Gross Internal Area
1323 Sq Ft - 122.91 Sq M
Garage
Approx. Gross Internal Area
187 Sq Ft - 15.51 Sq M
For identification only. Not to scale.
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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 dosing date. The sellers reserve the right to sell without imposing a dosing 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.

