



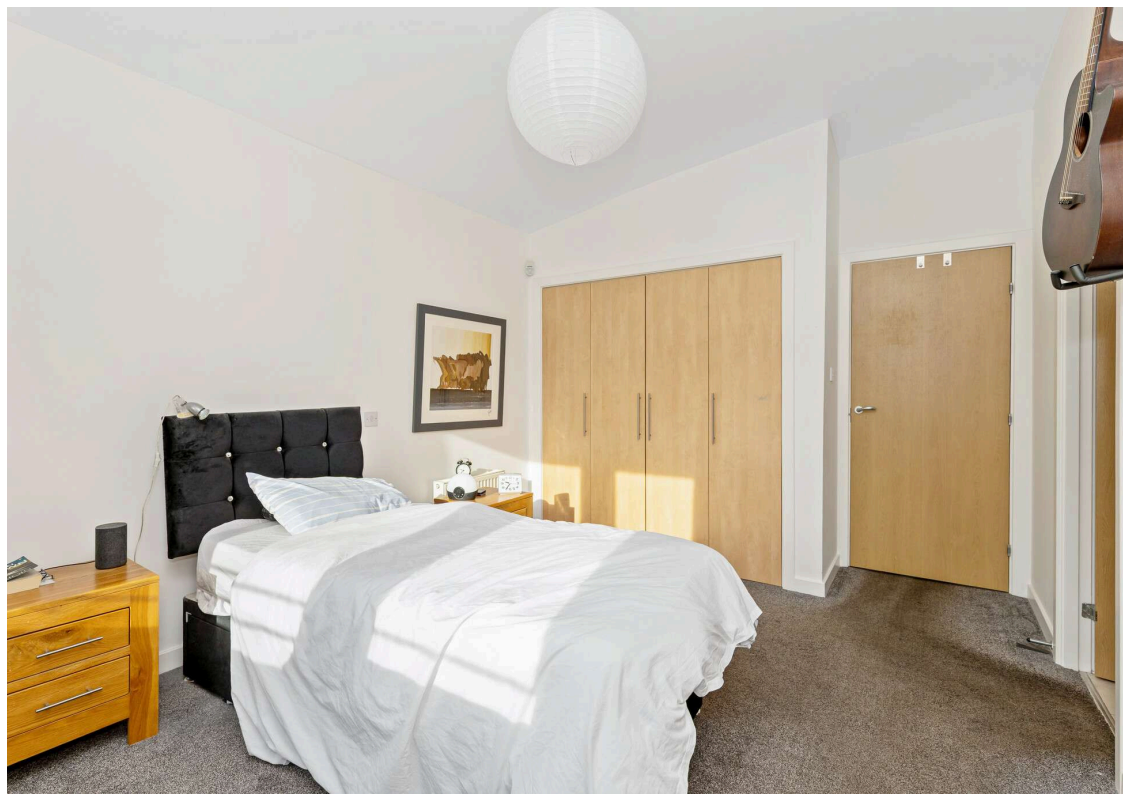


Welcome

Welcome to Meggetland Square, an excellent opportunity has arisen to purchase this well-proportioned three-bedroom top floor apartment, forming part of a highly regarded and well-maintained factored development within the popular Meggetland area of Edinburgh. Offering generous and versatile accommodation, the property enjoys an enviable position with beautiful far-reaching views and the added benefit of a private balcony, providing an ideal space to sit and enjoy the outlook. Further benefits include lift access, secure entry system, well-maintained communal areas, an allocated parking space and a single garage, providing valuable additional storage and secure parking. This impressive apartment would make an excellent purchase for families, professional couples, downsizers or those seeking a spacious city home with excellent private parking and outdoor space. An early viewing is recommended.

- Reception hallway with useful storage options
- Open plan living/dining, direct access to the private balcony
- Recently upgraded breakfasting kitchen, utility off
- Three double bedrooms, one with en-suite
- Bathroom comprises WC, wash hand basin, bath with shower over
- Gas central heating
- Double glazing throughout
- Secure entry system
- Lift access to all floors
- Communal gardens
- Single garage, allocated parking space No 84







Craiglockhart

The Craiglockhart area of Edinburgh is situated on the banks of The Union Canal with side cycle and walkways along with a quick commute into Edinburgh City Centre. Fantastic leisure amenities are on offer at The Braid Hills Golf Club, Merchants of Edinburgh Golf Club, Craiglockhart Leisure and Tennis Centre, and the Meggetland Sports Complex. Nearby Colinton Road boasts some bustling bars, cafés, and restaurants. Morningside has a Waitrose and Marks and Spencer Simply Food, along with further excellent dining and retail choices, and the Dominion Cinema and Church Hill Theatre. Local schooling includes Craiglockhart Primary School and Tynecastle High School, with private options at George Watson's College. Slateford Train Station is a five-minute walk with connections to Edinburgh and Glasgow, and regular bus services take you quickly into the City Centre.

Agents Note

The integrated kitchen appliances, washing machine, fridge/freezer and fixtures & fittings are included in the sale. The development is factored by James Gibb with an approximate annual fee of £1,500 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.