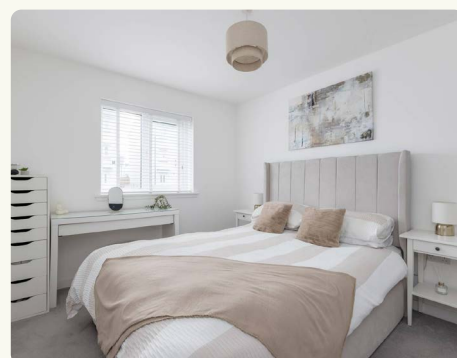




An exceptionally light and spacious ground floor apartment enviably located in the sought-after West Craigs Village development

 2 Bed  2 Bath  1 Reception

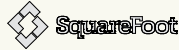
This contemporary ground floor apartment forms part of the sought after West Craigs Village development just minutes from the new Maybury Primary School, the Health Centre and both Meadowfield and Lennie Parks. Edinburgh Gateway rail and tram stations are within a few minutes on foot. Stylish, spacious and designed for modern living, this beautifully presented two-bedroom flat is offered for sale in move in condition. The dual aspect living room/kitchen offers plenty of space to entertain and has French doors leading out to the communal gardens. The kitchen comes complete with integrated appliances. The principal bedroom has striking en-suite shower room. There is a second comfortable double bedroom and an extensively tiled bathroom with shower. Further benefits include a secure entry system, gas central heating and double glazing. There is also ample residents' and visitor parking. The development is factored by Hacking & Paterson and a monthly payment of around £50 covers a block insurance policy and maintenance of the communal areas.

Features

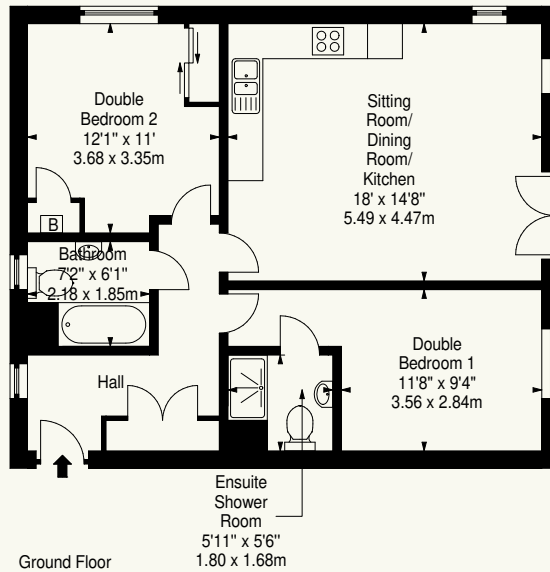
- Hall with storage
- Open plan living space/kitchen with integrated appliances and access to the communal gardens
- Principal bedroom with superb en-suite shower room
- Second generous double bedroom
- Extensively tiled bathroom with shower
- Secure entry system
- Gas central heating
- Double glazing
- Residents' and visitor parking
- Attractive landscaped grounds
- EPC Rating B

Offers Over £240,000

**Macginlay Terrace,
Edinburgh,
Midlothian, EH12 0BQ**



Approx. Gross Internal Area
727 Sq Ft - 67.54 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Corstorphine and neighbouring West Craigs are desirable residential areas of the capital lying on the north western outskirts of the city. Princes Street and the city centre (approximately 5 miles) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. Corstorphine itself boasts one of the city's most comprehensive suburban shopping centres, with the Gyle Shopping Centre and Hermiston Gait also within close proximity. Small speciality shops and a variety of high street stores are all represented. There are large branches

of Marks & Spencer, Tesco, Morrisons, Aldi and Lidl all nearby. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are in abundance. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of historic Cammo Estate and Corstorphine Hill, are to name but a few. There are several local access points to the city's cycle path network. The local schools have an excellent academic reputation.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm (no appointment necessary) or by appointment

Contact Lindsay 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.