BlairCadell
solicitors + estate agents

78/5 North Meggetland Edinburgh EH14 1XQ

Offers Over £280,000

- Large living/dining room with open outlooks
- Kitchen fitted with a range of floor and wall mouted units, gas hob, electric oven and appliainces included in sale
- Two double bedrooms both with built in wardrobes
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Well kept communal gardens
- Allocated parking space and single garage

Council Tax Band: E
Tenure: Freehold
Annual Service Charge: £350

1 | 2 | 1 | EPC C











Flat

Situated in the highly sought-after Craiglockhart district, this superb two-bedroom flat offers spacious and well-presented accommodation, complemented by an allocated parking space, a private single garage, and attractive communal grounds. Early viewing is highly recommended to fully appreciate the accommodation and excellent location on offer.

The property boasts a bright and generously proportioned south-facing living and dining room, enjoying wonderful open views and providing an ideal setting for both everyday living and entertaining. The well-equipped kitchen features an excellent range of wall and base-mounted units, a gas hob, electric oven, and a range of appliances, all of which are included in the sale.
There are two spacious double bedrooms, both benefiting from fitted wardrobes which provide excellent storage. The shower room is fitted with a large walk in mains shower and two-piece suite. A large storage cupboard within the hallway further enhances the practicality of the home along with access to attic space above the property.
Additional benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.
Externally, residents enjoy access to beautifully maintained communal gardens. The property also benefits from a private single garage and an allocated parking space conveniently located to the front.

Factoring and Maintenance: Residents' Association fee for communal grounds maintenance approximately £100 per annum. In addition, resident-managed communal block maintenance and cleaning costs are approximately £250 per annum.

The property sits in the desirable Craiglockhart district of Edinburgh, about three miles southwest of the city centre. Tucked away on a quiet cul-de-sac, it offers a peaceful, semi-rural feel close to Craiglockhart Pond and Hills. Local amenities include Tesco Express, Margiotta, and several major supermarkets nearby. Bruntsfield and Morningside are a short drive away, offering shops, restaurants, and bars. Recreational options include Craiglockhart Sports and Tennis Club, nearby golf clubs, Nuffield Health Centre, Meggetland club and scenic walks along the Union Canal. Transport links are excellent, with Slateford Station a 15-minute walk away, regular bus services close by, and easy access to the City Bypass, motorway network, airport, and Queensferry Crossing. Craiglockhart Primary School is just a ten-minute walk along the canal.

Viewing by appointment on 0131 337 1800









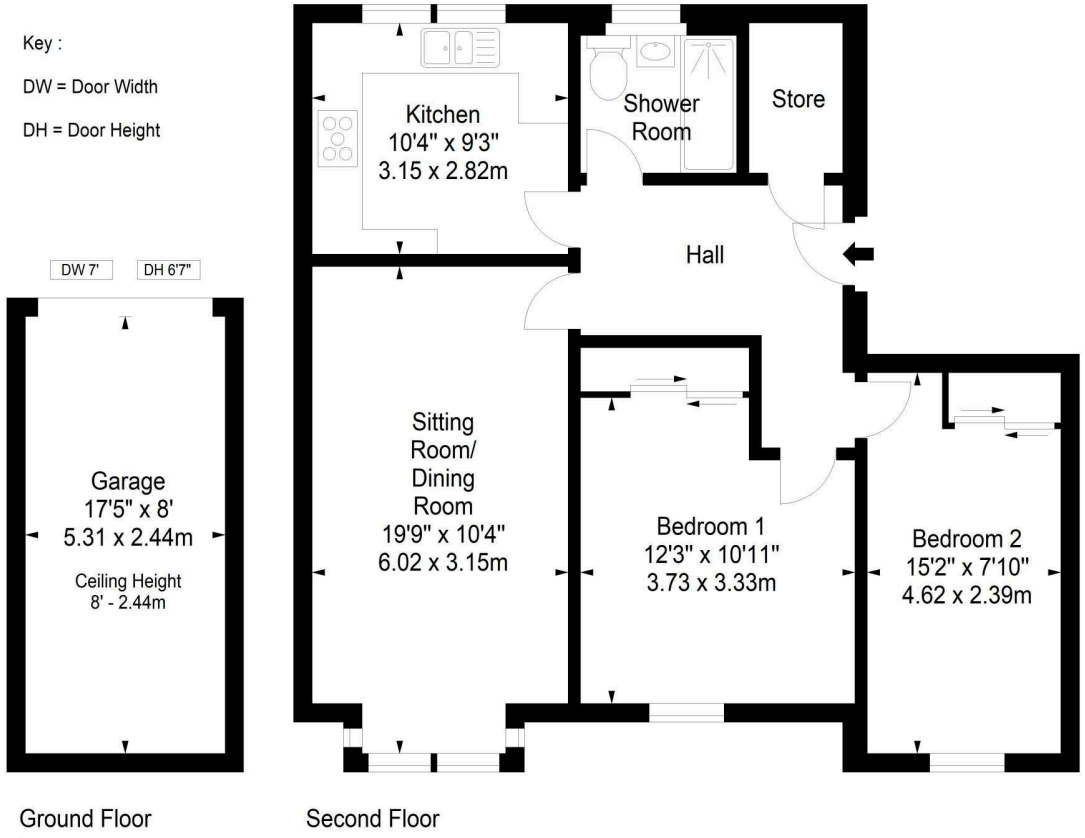




North Meggetland,
Edinburgh,
Midlothian, EH14 1XQ

SquareFoot

Approx. Gross Internal Area
722 Sq Ft - 67.07 Sq M
Garage
Approx. Gross Internal Area
140 Sq Ft - 13.01 Sq M
For identification only. Not to scale.
© SquareFoot 2026







Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

espc rightmove OnTheMarket BlairCadell solicitors + estate agents