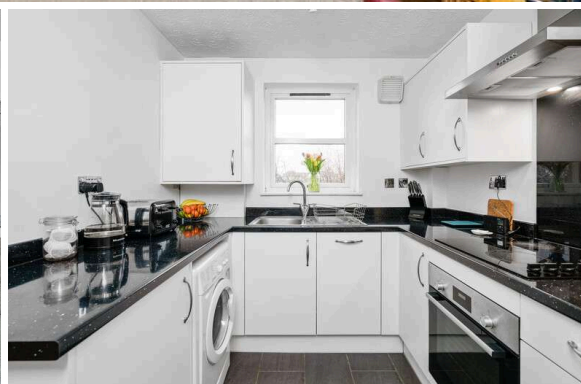




83/5 North Meggetland
CRAIGLOCKHART | EDINBURGH | EH14 1XJ


warners
solicitors & estate agents



83/5 North Meggetland

CRAIGLOCKHART | EDINBURGH | EH14 1XJ

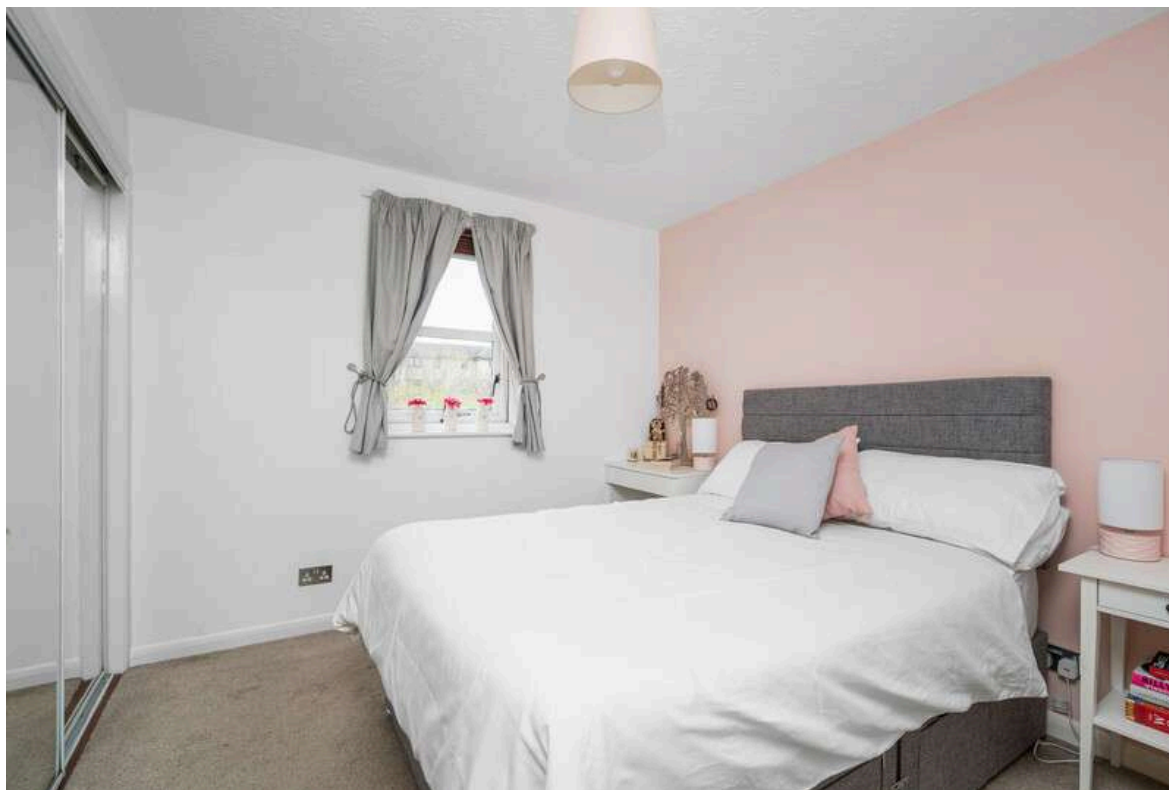
Beautifully presented first floor two bedroom apartment, tucked away in a quiet cul de sac on a modern development in Craiglockhart, a highly sought area to the South of the city centre, within easy reach of local amenities, transport links and the central universities. Viewing is highly recommended to appreciate this lovely flat that benefits from allocated parking, gas central heating, double glazing and well kept communal gardens. The property comprises entrance hallway with a storage cupboard, a fully fitted kitchen with washing machine, oven and electric hob, dishwasher, fridge/freezer and boiler cupboard. The spacious living room has space for dining with a bay window. There are two well proportioned bedrooms with one benefitting from built in storage and completing the accommodation is the bathroom with shower over the bath and a heated towel rail.

- Two Bedroom first floor flat
- Dual facing living/dining room with bay window
- Fitted kitchen
- Two double bedrooms, one with built in storage
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- Security entry phone system
- Landscaped communal grounds
- Allocated parking space

The integrated appliances, the washing machine as well as the blinds in the master bedroom will be included in the sale.

EPC Rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The prestigious Craiglockhart area lies to the south of the City Centre. There is a good range of shopping outlets in Craiglockhart itself, including a Tesco Express, with a Tesco Superstore available at nearby Colinton Mains. Further speciality shops can be found at Brunstfield and Morningside, both locations being easily accessible. Leisurewise, the choice is excellent, whilst for the sports conscious there is Meggetland Sports Complex, Craiglockhart Leisure and Tennis Centre, golf courses and pleasant walks along the Union Canal Walkway which links to Edinburgh's cycle path network. Schooling is well represented from nursery to senior level and Napier's Craiglockhart Campus is a short journey away. An efficient public transport network operates to most parts of the town and Slateford Railway Station is also within easy reach.

