



lindsays

14/7 Meggetland Square
Edinburgh, EH14 1XR

"An impressive modern second floor flat with lift access, allocated parking space and garage"

- Spacious modern second floor flat
- Excellent location
- Bright open plan sitting room and kitchen
- Master bedroom with en-suite shower
- Second double bedroom
- Bathroom
- Utility room
- Good storage
- Allocated parking space
- Private garage
- Gas central heating and double glazing
- Well-maintained communal gardens

EPC Rating B

OFFERS OVER £355,000



Description

An impressive modern second floor flat with lift access, allocated parking space and garage. The property also boasts two private balconies off the sitting room and master bedroom which enjoy a lovely west facing outlook for sunshine from noon till dusk. The building is part of a well-established and sought after Applecross development in highly regarded residential area. The property is well-presented throughout and in brief the accommodation comprises; secure and well-maintained shared entrance, spacious and welcoming hall with three storage cupboards, superb living/dining room with modern open fitted kitchen (gas hob, electric oven, microwave, fridge/freezer and dishwasher), master bedroom with fitted wardrobes and en-suite shower room; second well-proportioned double bedroom with built-in wardrobe, useful utility room with washing machine and modern family bathroom. The property benefits from gas central heating, double glazing and access to beautifully maintained communal gardens.

Area

Craiglockhart is a highly respected and much sought after residential area lying approximately 2 miles south west of the city centre. The city centre is therefore readily accessible by bus or car (journey time approximately 10/15 minutes depending on traffic) or simply by strolling along the Union Canal towpath to Fountainbridge. There are clusters of local shopping facilities scattered throughout the area, including a large Tesco Store at Colinton Mains. A choice of good schools such as George Watson's College and Merchiston Castle School are within walking distance, as are parts of Napier University. Heriot Watt University is also within a short drive. Leisure options are absolutely first class with Edinburgh Leisure, Craiglockhart Sports Complex offers a wide programme of activities, as well as tennis courts and a lake for sailing and canoeing. The Boroughmuir Energy Gym, the Merchants Golf Course, Meggetland Sports Ground and the canal walkway/cycle path are all within a few minutes on foot. Many of the city's finest theatres, cinemas and restaurants are on hand. For those who require to travel out of the city the bypass may be reached in less than 10 minutes, facilitating swift and easy access to the west side of the city, Edinburgh Business Park, the Royal Bank Headquarters at Gogar, the M8, Edinburgh International Airport, the Queensferry Crossing and the Forth Bridge.

Viewing

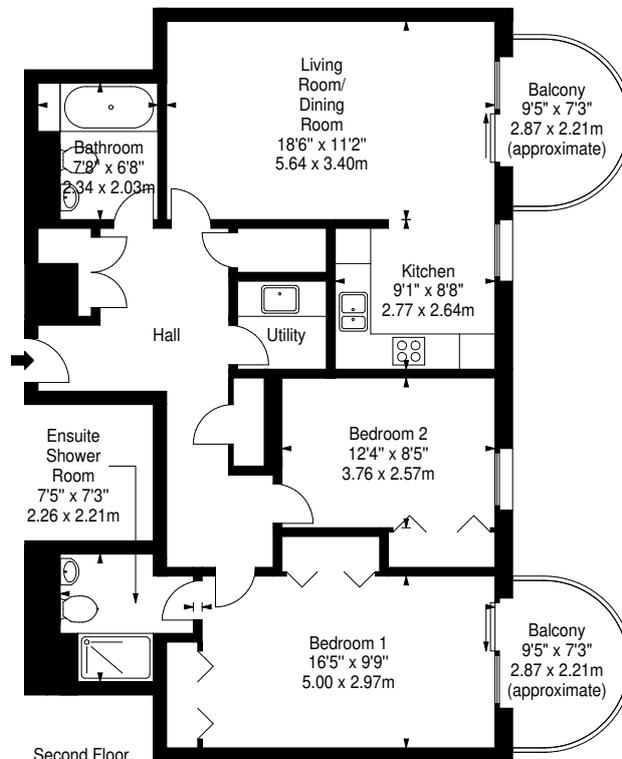
By appointment or contact Lindsays 0131 229 4040



Meggetland Square, EH14 1XR



Approx. Gross Internal Area
934 Sq Ft - 86.77 Sq M
For identification only. Not to scale.
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Second Floor

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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.