

Flat 19, 4 Meggetland View

CRAIGLOCKHART, EDINBURGH, EH14 1XS



Spacious two bedroom apartment forming part of a prestigious modern development



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McEwan Fraser is delighted to present this spacious two-bedroom apartment to the market. Forming part of a prestigious modern development, the property has been finished to a high standard throughout. The property affords well-designed accommodation with excellent storage, well-appointed kitchen and bathroom facilities and full gas central heating and double glazing which ensures a most comfortable and ambient living environment. The property is set amidst well-kept landscaped gardens and benefits from having an allocated parking space close by.

THE LOUNGE/DINER

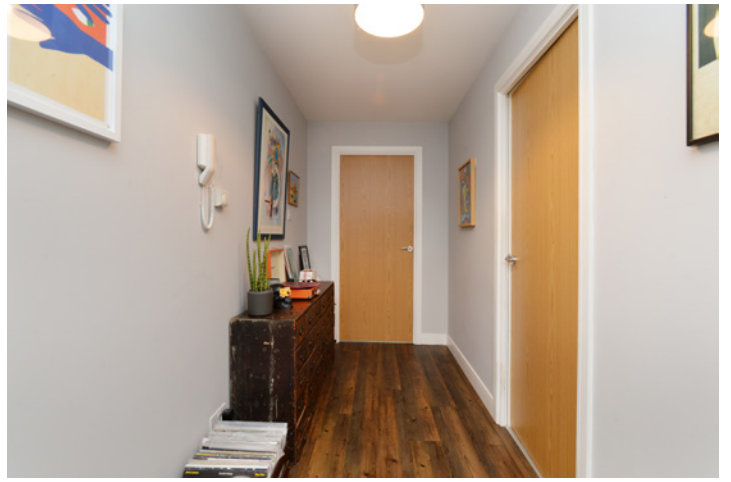
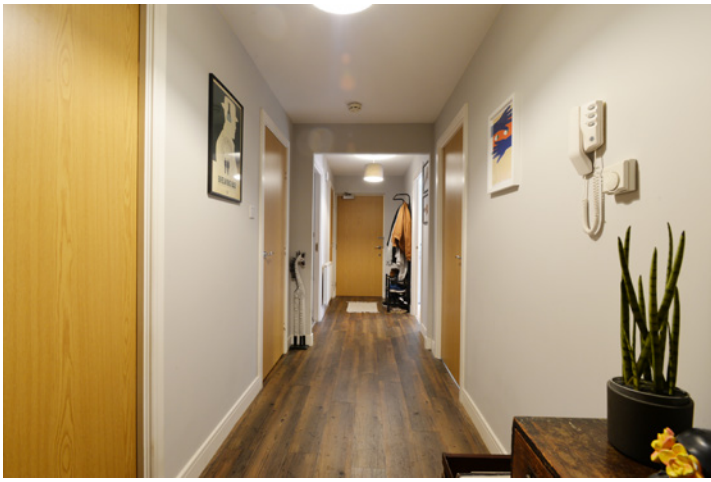


The spaciouly presented accommodation comprises a main entrance with a secure entry system; a hall with good storage; a dual-aspect lounge/dining room with ample natural light and ample floor space for a variety of different furniture configurations; modern fitted kitchen with a full range of base and wall mounted units incorporating a double oven and hob, washing machine, dishwasher and fridge freezer.



THE KITCHEN





There are two bedrooms in the apartment, the spacious master bedroom with a built-in wardrobe, a second double bedroom with an integrated wardrobe and a bathroom with three piece suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2



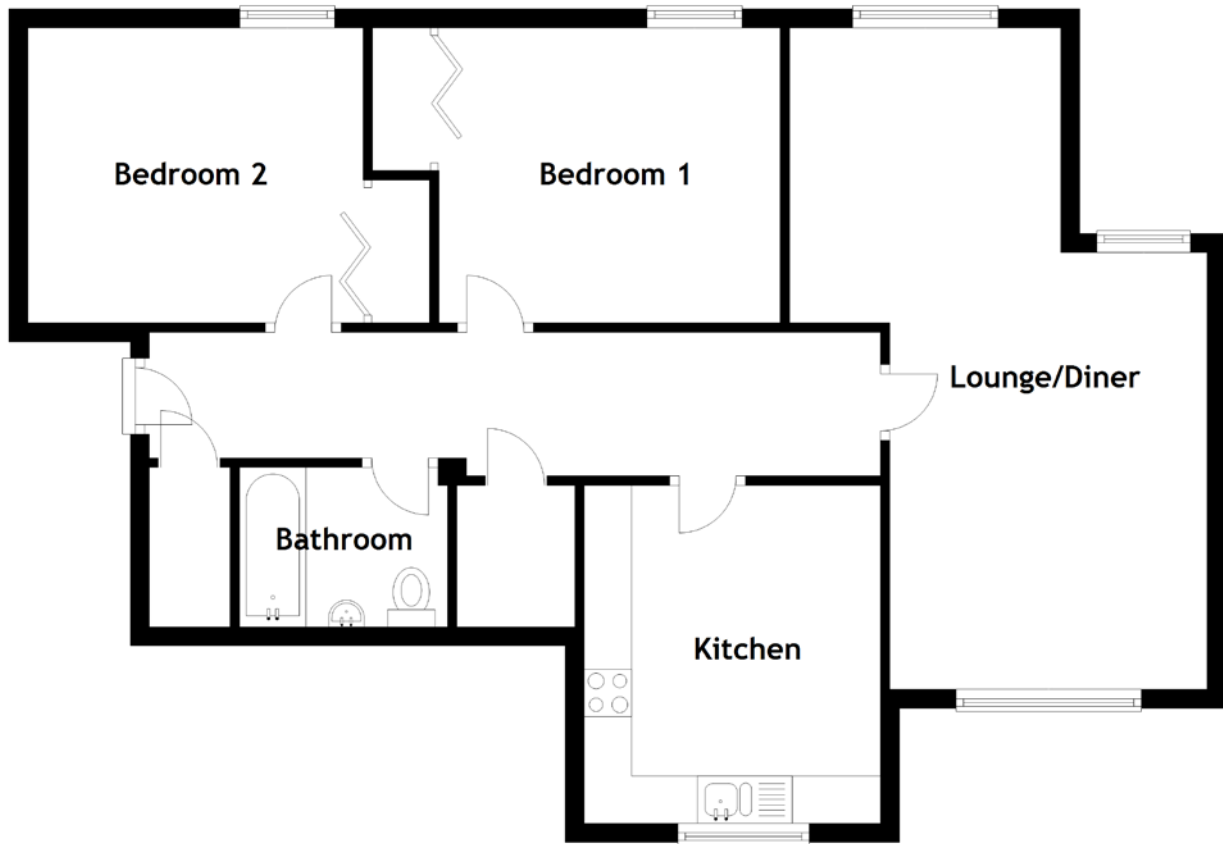
EXTERNALS



VIEW



FLOOR PLAN, DIMENSIONS & MAP



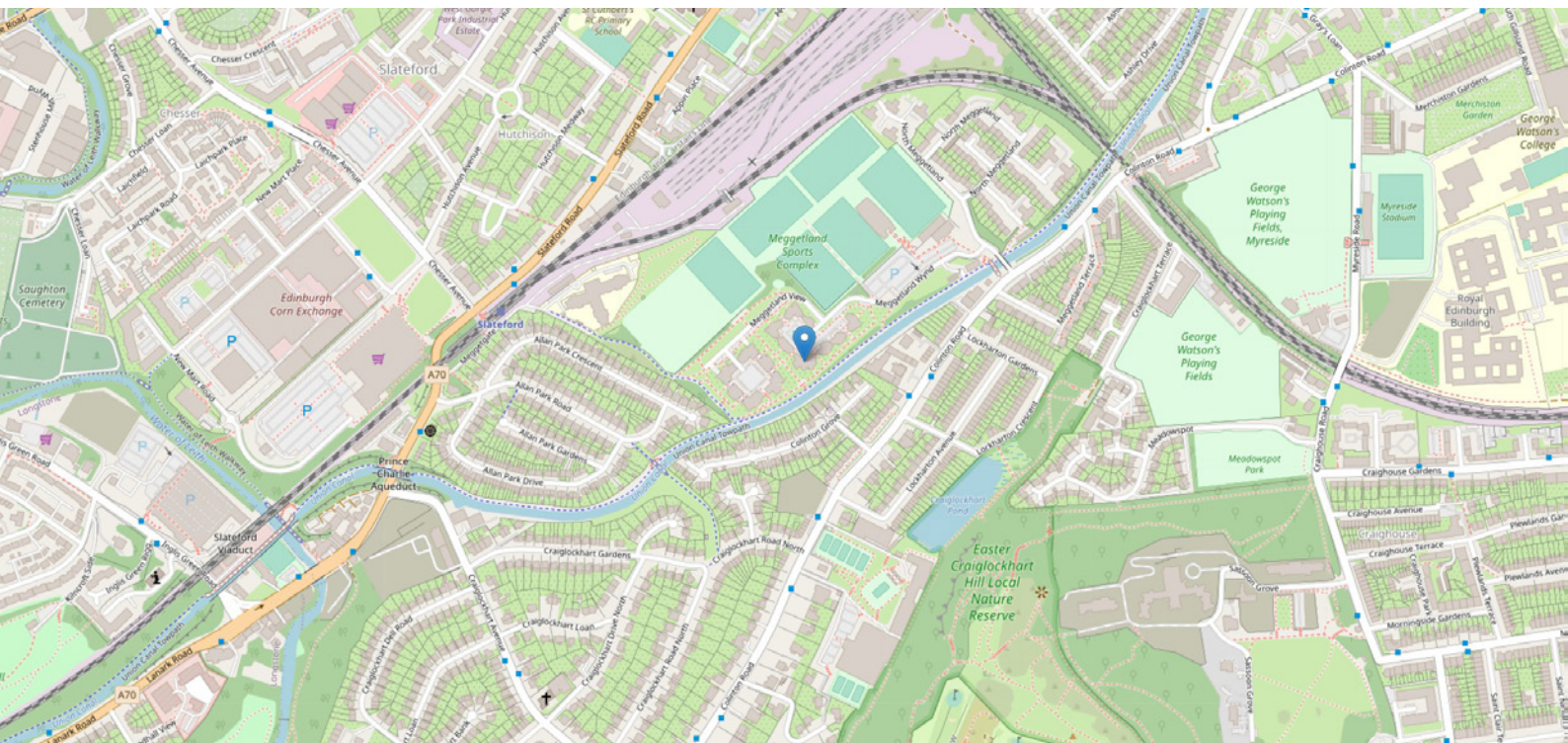
Approximate Dimensions (Taken from the widest point)

Lounge/Diner 6.97m (22'10") x 3.34m (10'11")
 Kitchen 3.56m (11'8") x 3.12m (10'3")
 Bedroom 1 3.59m (11'9") x 3.07m (10'1")

Bedroom 2
 Bathroom

3.53m (11'7") x 3.11m (10'2")
 2.19m (7'2") x 1.68m (5'6")

Gross internal floor area (m²): 80m²
 EPC Rating: B



THE LOCATION

The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the City Centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village. Further afield but easily accessible, Bruntsfield and Morningside are both home to a vibrant selection of specialist shops, cafes, bars and bistros are also nearby.





Craiglockhart offers a wealth of sport and leisure facilities, particularly Meggetland sports complex, Craiglockhart Leisure Centre and Tennis Centre, which boasts a well-equipped gym, fitness studios, squash courts and a multi-purpose sports hall, as well as outstanding indoor and outdoor tennis facilities. If you prefer to exercise in the fresh air, there are a number of Golf courses nearby or you can take a relaxed stroll along the Union Canal or to the picturesque Water of Leith walkway. Craiglockhart benefits from an excellent range of state schools and the area is well-positioned for some of the capital's finest independent schools, particularly Merchiston Castle School, George Watson's College and The Edinburgh Rudolf Steiner School.

Craiglockhart is served by superb public transport links across the city and the nearby Slateford train station offers regular services to Edinburgh and Glasgow. The area is also ideal for commuters thanks to swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.



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