



GILSON GRAY

LAW • PROPERTY • FINANCE

17/8 MEGGETLAND SQUARE,
Craiglockhart, Edinburgh, EH14 1XR



This exclusive penthouse apartment is a bright and spacious residence, which forms part of a modern development by Applecross. The two-bedroom home is finished to impressively high standards, incorporating sociable open-plan living and two quality washrooms – with all the accommodation decorated in on-trend neutral hues. It further boasts a private balcony with lovely leafy views, as well as a private terrace that is well-suited to social events. In addition, the property has a single garage plus an allocated underground parking space, all in a convenient location in Craiglockhart; within easy reach of amenities, schools, idyllic green spaces, and bus and rail links. Extras: integrated appliances (gas hob, oven, microwave, fridge/freezer, and dishwasher) and a washer. Please note that no warranties or guarantees shall be provided in relation to the services, moveables, and/or appliances included, as these items are to be left in a sold as seen condition. Please note, certain images have been virtually staged for illustration purposes.

FEATURES

- An impressive penthouse apartment
- Part of a sought-after Applecross development
- Highly desirable location in popular Craiglockhart
- Modern neutral interiors throughout
- Secure entry system and a lift service
- Welcoming hall with built-in storage
- Open-plan kitchen/living/dining room
- Contemporary kitchen design and a utility room
- Private balcony and a private terrace
- Two double bedrooms with built-in wardrobes
- Premium en-suite shower room
- Family bathroom with overhead shower
- Landscaped communal garden grounds
- Single garage and allocated underground parking









"AN IMPRESSIVE TOP-FLOOR
APARTMENT WITHIN A
HIGHLY SOUGHT-AFTER
DEVELOPMENT BY
APPLECROSS"





EPC RATING:



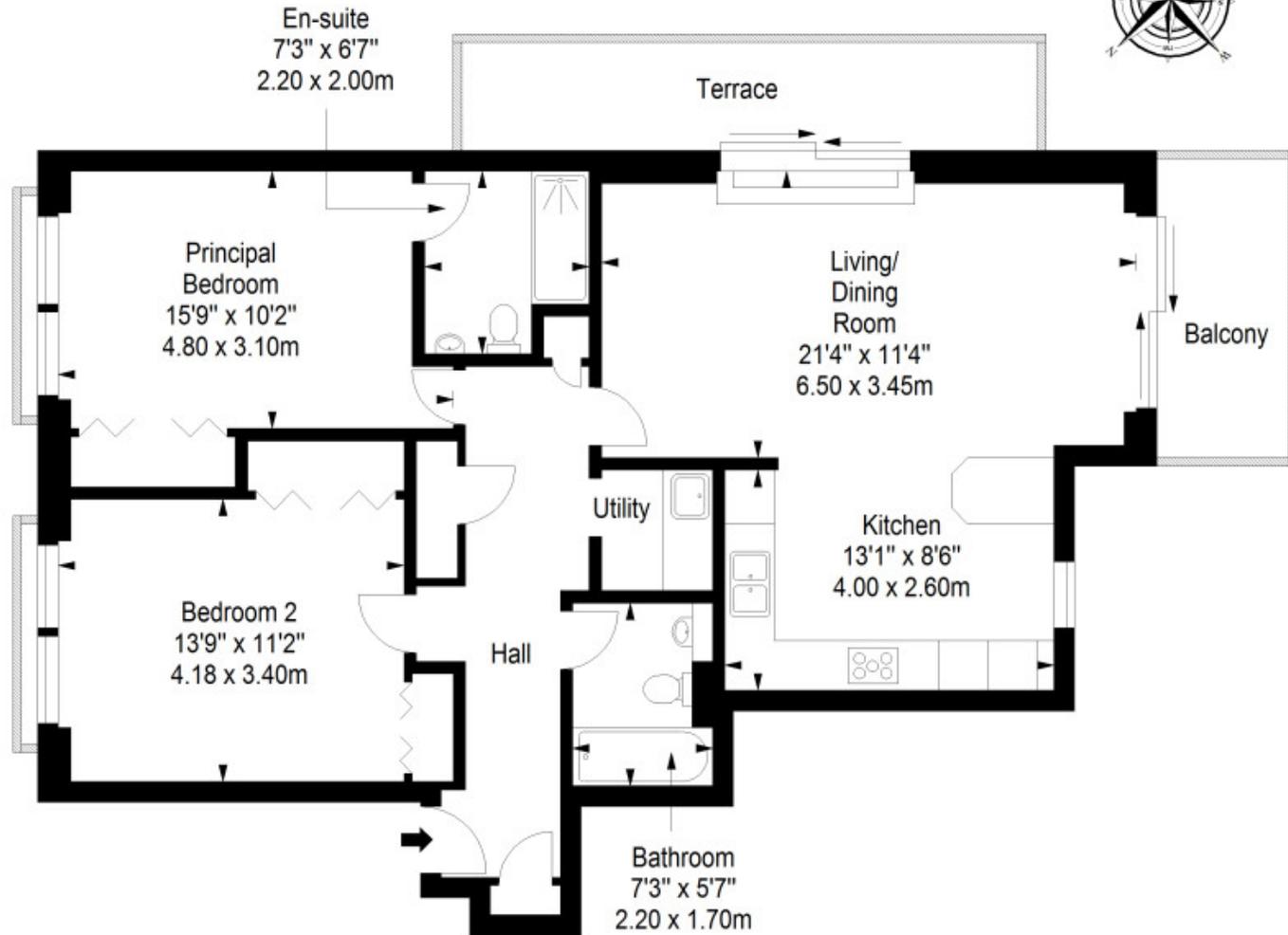
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Second Floor

Approx. 88.2 sq. metres (949.4 sq. feet)



Total area: approx. 88.2 sq. metres (949.4 sq. feet)



GILSONGRAY.CO.UK

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GLASGOW

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BORDERS

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.