



5/1 Meggetland View
CRAIGLOCKHART | EDINBURGH | EH14 1XT


warners
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Nestled in a sought-after development in Craiglockhart, this modern flat epitomizes contemporary living in Edinburgh. The home boasts a bright, twin-windowed living room, suffused with natural light that dances off the walls, creating an inviting atmosphere for relaxation or entertainment.

The adjoining kitchen/dining room beckons with its sleek, modern design, featuring contemporary white units that offer ample storage space and a clean, minimalist aesthetic. From here, direct access to the communal garden adds a touch of greenery to urban living, providing a serene escape right at your doorstep. Additionally, the property boasts a small private patio, perfect for enjoying morning coffee or alfresco dining on sunny days.

The flat offers two spacious double bedrooms, each adorned with integrated wardrobes that ensure clutter is kept at bay, preserving the sleek ambiance of the space. The master bedroom enjoys the added luxury of an en-suite shower room, providing a private sanctuary for rejuvenation after a long day. The second bedroom shares access to a neutrally decorated bathroom, where both a shower and a bath await, catering to different preferences for relaxation or invigoration.

Overall, this modern flat offers not only stylish interiors and convenient amenities but also the allure of a prime location in the vibrant neighborhood of Craiglockhart, promising a lifestyle of comfort, convenience, and sophistication.

- Welcoming hall with two large storage cupboards.
- Bright and spacious twin windowed living room.
- Adjoining kitchen/dining with sleek, modern design and with direct access to the communal garden.
- Two double bedrooms, both with integrated wardrobes and the master bedroom boasting an en-suite shower room.
- Modern family bathroom with shower and separate bath.
- Private patio and communal garden.
- Gas central heating and double glazing.
- Allocated parking space.

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



The curtains, blinds, fridge freezer, washing machine & dishwasher will be included in the sale of the property. EPC C.

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.

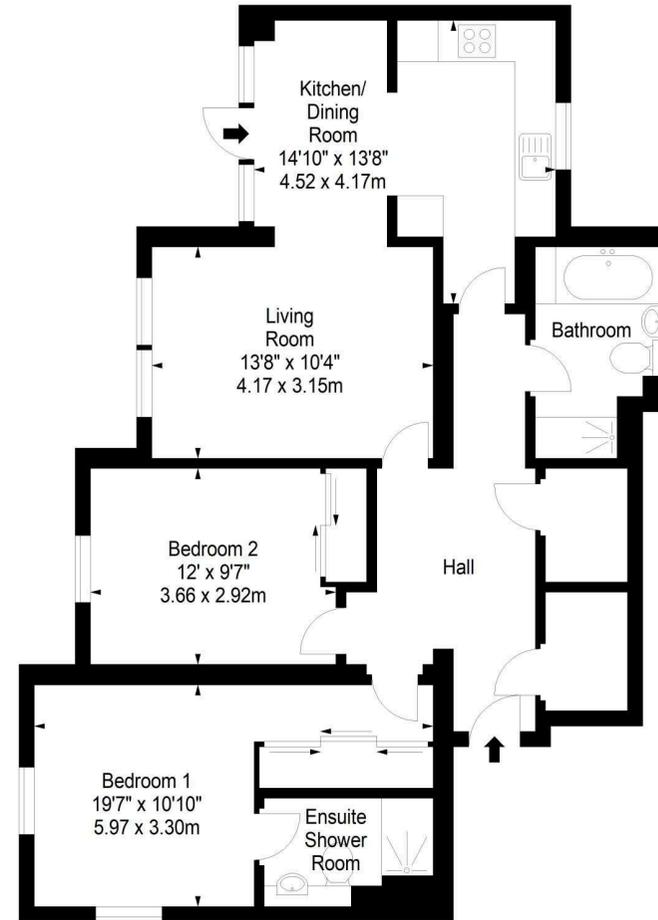




**Meggetland View,
Edinburgh,
Midlothian, EH14 1XT**



Approx. Gross Internal Area
924 Sq Ft - 85.84 Sq M
For identification only. Not to scale.
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Ground Floor