



Flat 16, 8 Meggetland Square, Edinburgh, EH14 1XP

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Bright and spacious three bedroom top floor modern penthouse style apartment with a private balcony and boasting the most stunning views forming part of an Applecross modern development within the popular Meggetland area with lift access and secure entry system, a single garage and an allocated parking space (No 84). The property is conveniently situated in the sought-after area of Craiglockhart close to an abundance of local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage.
- Open plan living/dining and kitchen area boasting stunning views, private balcony.
- Fully equipped breakfasting kitchen, utility off.
- Master bedroom with two sets of built in wardrobes, en-suite bathroom, views to the canal and Blackford Hill.
- Double bedroom with built in storage, views to Corstorphine Hill.
- Double bedroom with built in wardrobe storage rear facing

with views to Corstorphine Hill.

- Family bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing throughout.
- Communal gardens.
- Single garage and parking space No 84.
- Factored by James Gibb.



## Location

Craiglockhart is situated on the banks of The Union Canal with side cycle and walkways along with a quick commute into Edinburgh City Centre. Fantastic leisure amenities are on offer at The Braid Hills Golf Club, Merchants of Edinburgh Golf Club, Craiglockhart Leisure and Tennis Centre, and the Meggetland Sports Complex. Nearby Colinton Road boasts some bustling bars, cafés, and restaurants. Morningside has a Waitrose and Marks and Spencer Simply Food, along with further excellent dining and retail choices, and the Dominion Cinema and Church Hill Theatre. Local schooling includes Craiglockhart Primary School and Tynecastle High School as well as private options such as George Watsons College. Slateford Train Station is a five-minute walk with connections to Edinburgh and Glasgow, and regular bus services take you quickly into the City Centre.

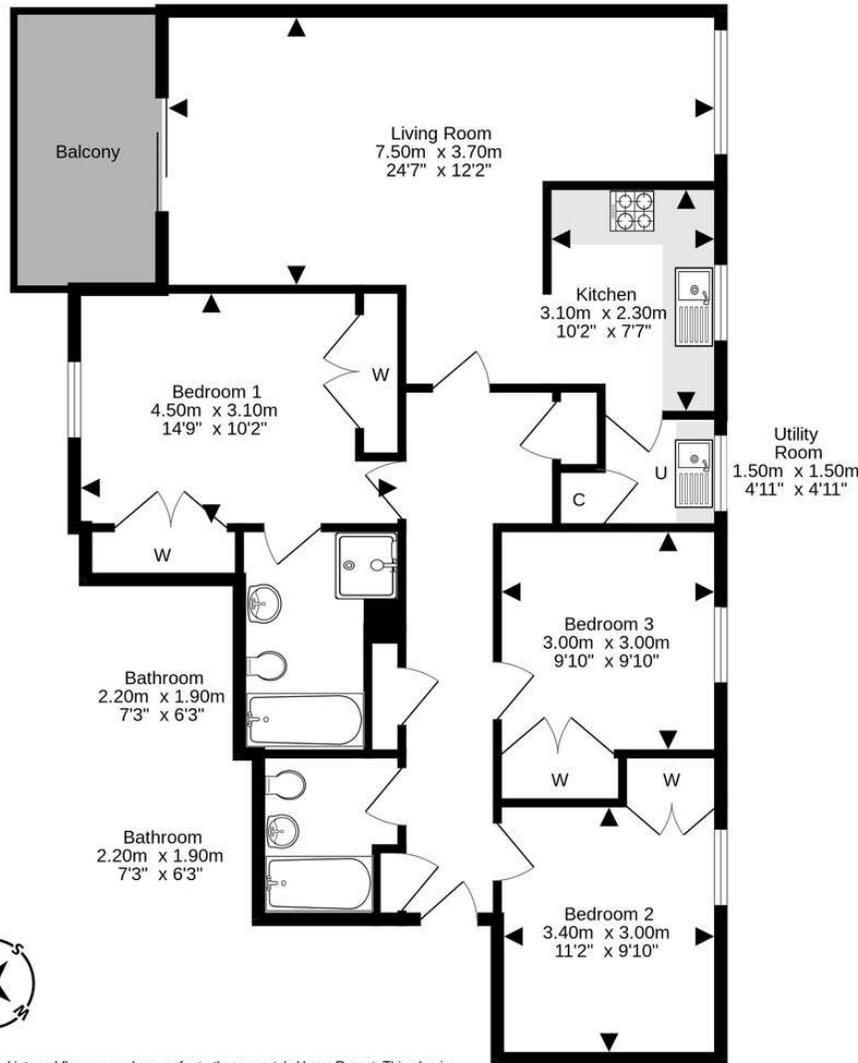
## Extras

Included in the sale are the integrated kitchen appliances and the fixtures & fittings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2024



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

