

# 67 Meggetland Terrace

EDINBURGH, EH14 1AP



*Spacious Family Home In  
Edinburgh's Popular Craiglockhart*



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McEwan Fraser Legal is delighted to present this four-bedroom main door upper villa in Craiglockhart. The property is in excellent condition having been well looked after by the current owners.

# THE KITCHEN



Inside, the property comprises of a fully equipped breakfasting kitchen with more than adequate storage and prep space and benefits from freestanding and integrated appliances.



# THE LOUNGE



The house benefits from Four public rooms. First the spacious lounge on the main level. Featuring a bay window and a generous reading alcove, it is a bright and functional family room.

Secondly, the large family dining room, which has served well as a double for the home office in recent times, there is also a garden room on the ground level forming part of the extension which was added by the present owners. This provides direct access to the rear garden through Bi-folding doors, which create a seamless flow between garden and living space.

Last but certainly not least, also forming part of the extension, is a sunroom/fifth bedroom on the upper level. Flooded with natural daylight and with views over the garden, this is a modern flexible room that could serve a multitude of purposes.



# THE DINING ROOM





# THE GARDEN ROOM



# THE SUN ROOM/BED 5







The property is currently set as a four-bedroom home. All of the bedrooms are very well proportioned and benefit from plenty of storage space for either freestanding furniture or benefitting from integrated storage.

# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





The house is well served by two bathrooms and a WC on the ground floor. The main family bathroom is within the original structure of the house and is a generously proportioned family bathroom with three-piece white suite and a shower over the bath. A three-piece shower room has also been added to the property which serves bedroom four and the sunroom/bedroom five very well. The WC cloakroom was added to accommodate the ground floor, making the downstairs and outdoor area excellent for entertaining guests and hosting the likes of family barbecues.

## THE BATHROOM & WC





# THE SHOWER ROOM





In addition to this, the property includes a single driveway and free on-street parking for residents or visitors alike. the home benefits from double glazed windows throughout and a gas central heating system. It is expected to be of particular interest and as such early bird viewing is recommended.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

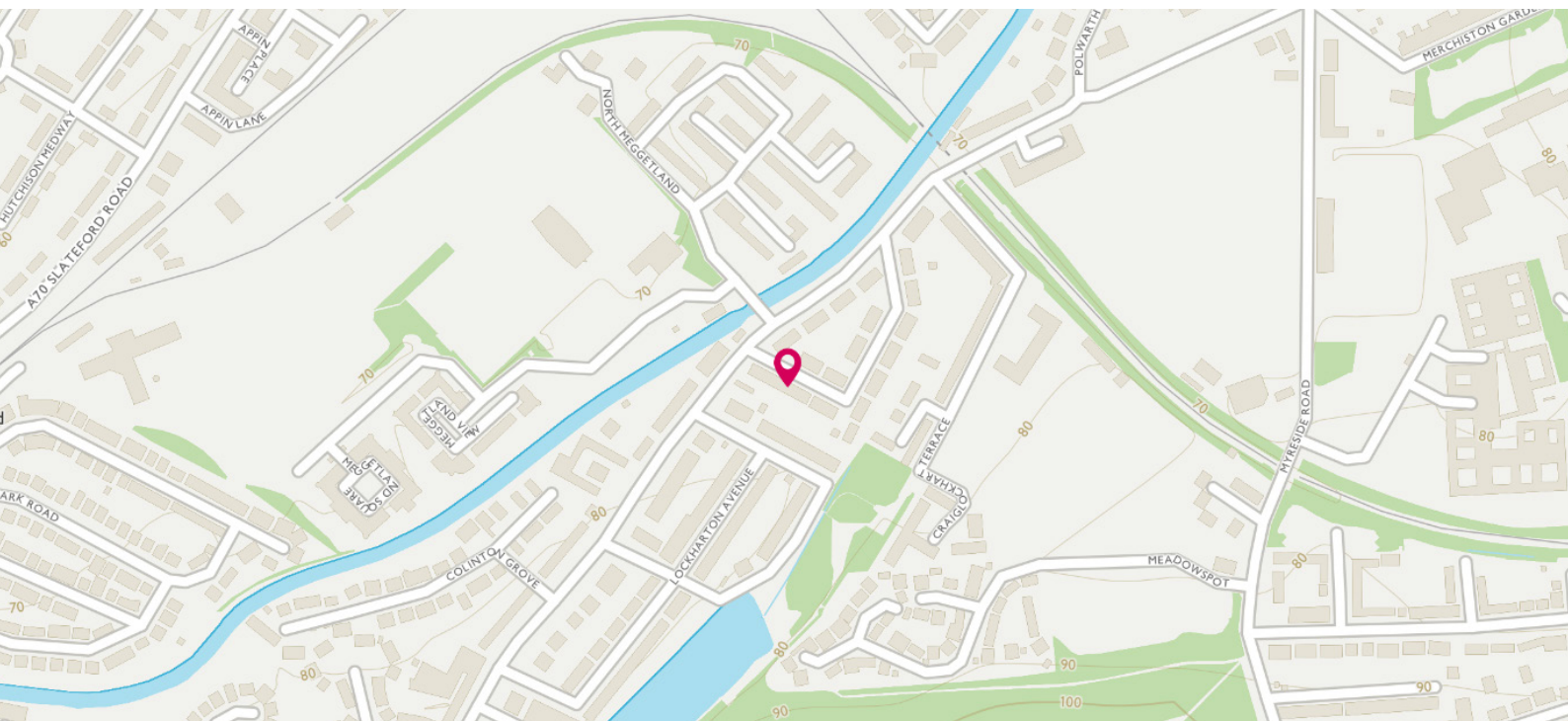


Approximate Dimensions (Taken from the widest point)

Boot Room	5.20m (17'1") x 2.66m (8'9")
Garden Room	4.62m (15'2") x 2.66m (8'9")
WC	1.56m (5'2") x 1.56m (5'1")
Kitchen	4.29m (14'1") x 3.62m (11'11")
Lounge	5.54m (18'2") x 5.00m (16'5")
Dining Room	4.63m (15'2") x 3.62m (11'11")
Bedroom 1	3.92m (12'10") x 3.63m (11'11")

Bedroom 2	3.92m (12'10") x 3.42m (11'3")
Bedroom 3	3.69m (12'1") x 3.36m (11')
Bedroom 4	3.79m (12'5") x 2.66m (8'9")
Sunroom/Bed 5	4.25m (13'11") x 2.65m (8'8")
Bathroom	3.42m (11'3") x 1.58m (5'2")
Shower Room	2.55m (8'4") x 1.56m (5'1")

Gross internal floor area (m<sup>2</sup>): 194m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Craiglockhart enjoys a tranquil 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. The bustling high streets of Bruntsfield and Morningside are also nearby.







Craiglockhart offers a wealth of sport and leisure facilities, including Craiglockhart Leisure Centre and Tennis Centre, Meggetland Sports Complex and brand new rowing facilities on the Union Canal, all within easy walking distance. Green spaces are also abundant in the area, from Craiglockhart Woods, Easter Craiglockhart Hill, Colinton Dell and the Water of Leith walkway to nearby Harrison Park.

The area is also 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 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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