

83/2 North Meggetland

CRAIGLOCKHART, EDINBURGH, EH14 1XJ



Two bedroom ground floor flat presented in excellent condition in a well established residential community



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McEwan Fraser Legal is delighted to present this two bedroom ground floor flat to the market. The properties at North Meggetland form a well established residential community that sits adjacent to the Union Canal and the Meggetland Sports Complex. The development benefits lovely communal grounds and plenty of parking for residents and visitors. Internally, the property is presented in excellent condition and boasts two double bedrooms, a bathroom, bay fronted living room and a separate kitchen.

THE LIVING ROOM



The internal accommodation is focused on a neutrally finished living room. A dual aspect makes the living room naturally bright and there is space for different furniture configurations. This will allow the new owner to create their ideal entertaining space.

THE KITCHEN



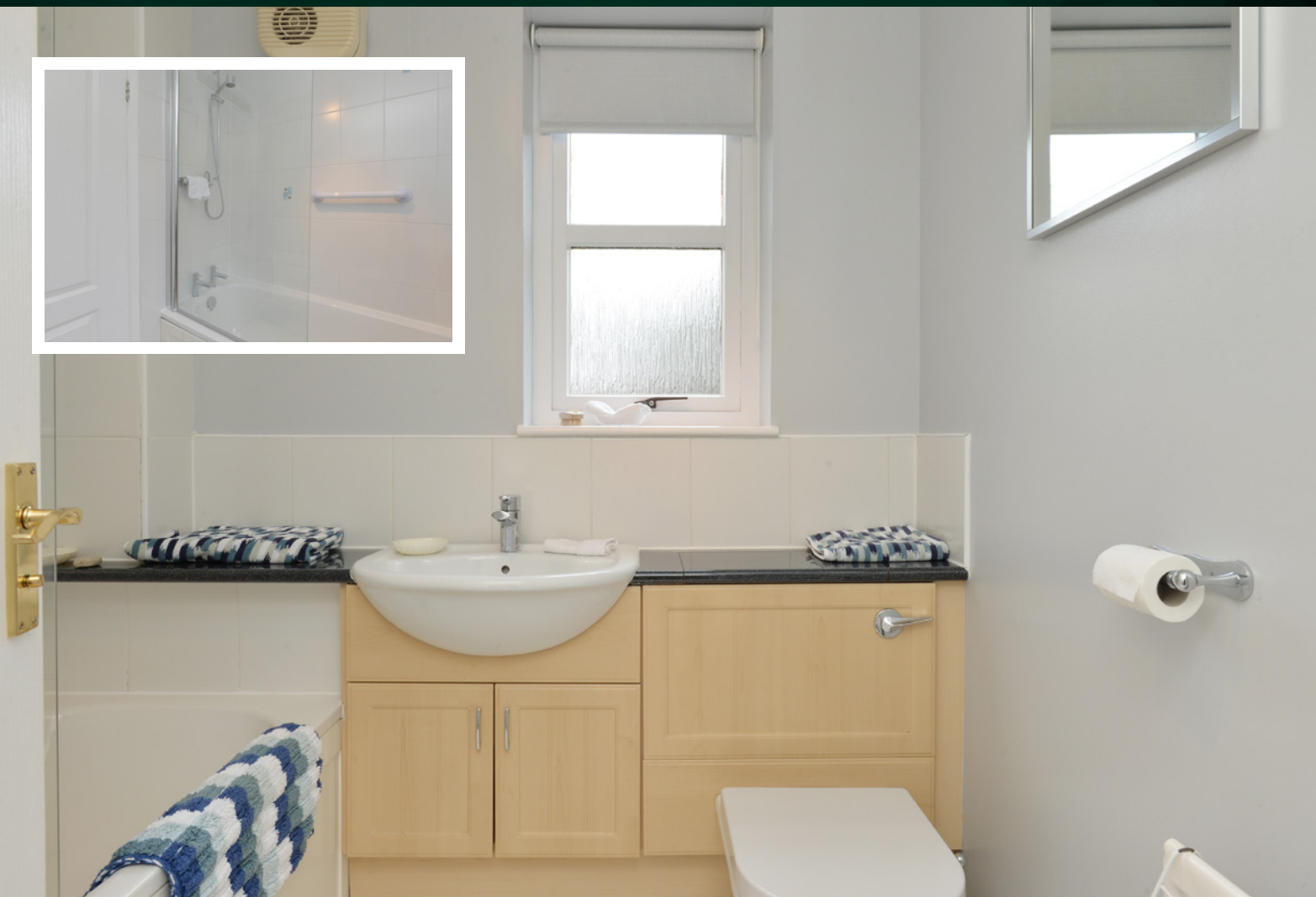
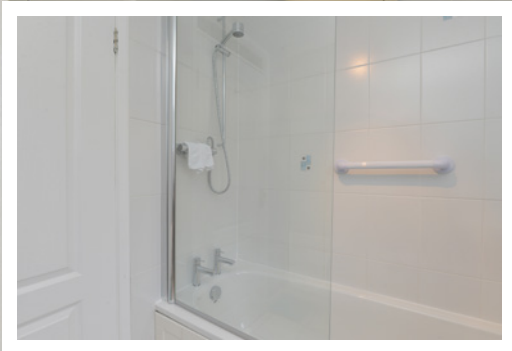
The kitchen sits adjacent to the living room and comprises an ample range of base and wall mounted units running along three walls. This gives plenty of prep and storage space for the aspiring chef. Hob, oven, fridge freezer and washing machine are integrated.





The master bedroom is a well-proportioned double with a triple integrated wardrobe and plenty of space for a large style double bed and supporting furniture. The second bedroom, currently utilised as a dining room, is also a well proportioned double. Internal accommodation is completed by a central hallway, with integrated storage, that also gives access to the bathroom which is partially tiled and includes a three-piece white suite with shower over bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

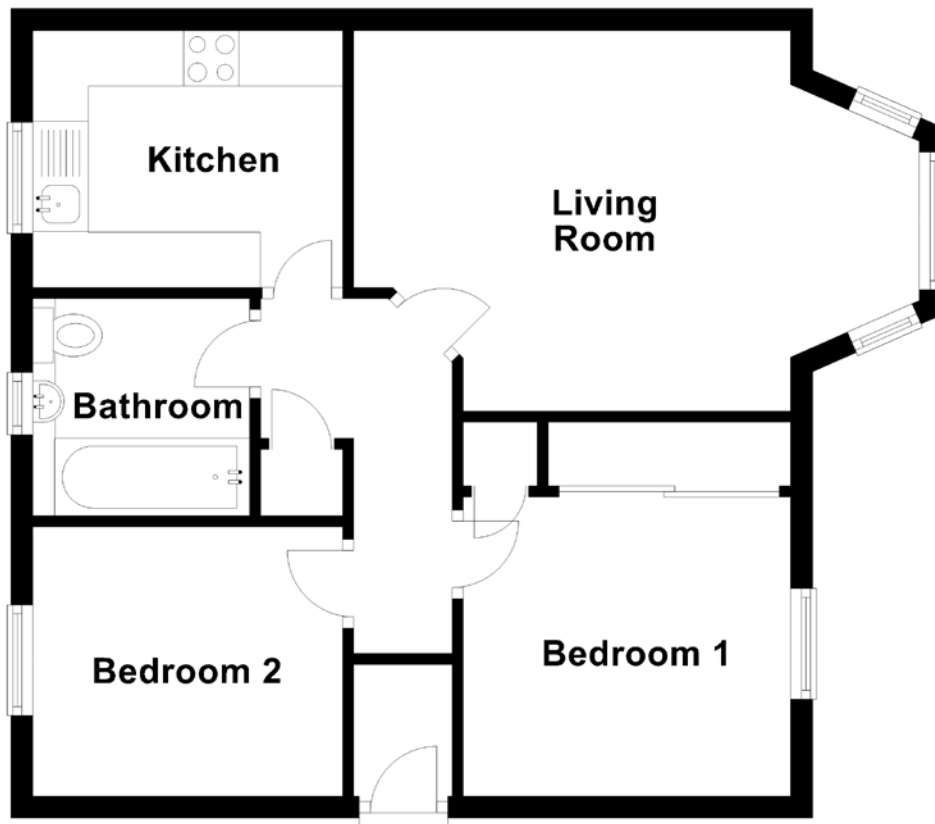


For extra warmth and comfort, there is gas central heating and double glazing. This is an ideal starter flat or sound buy to let investment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

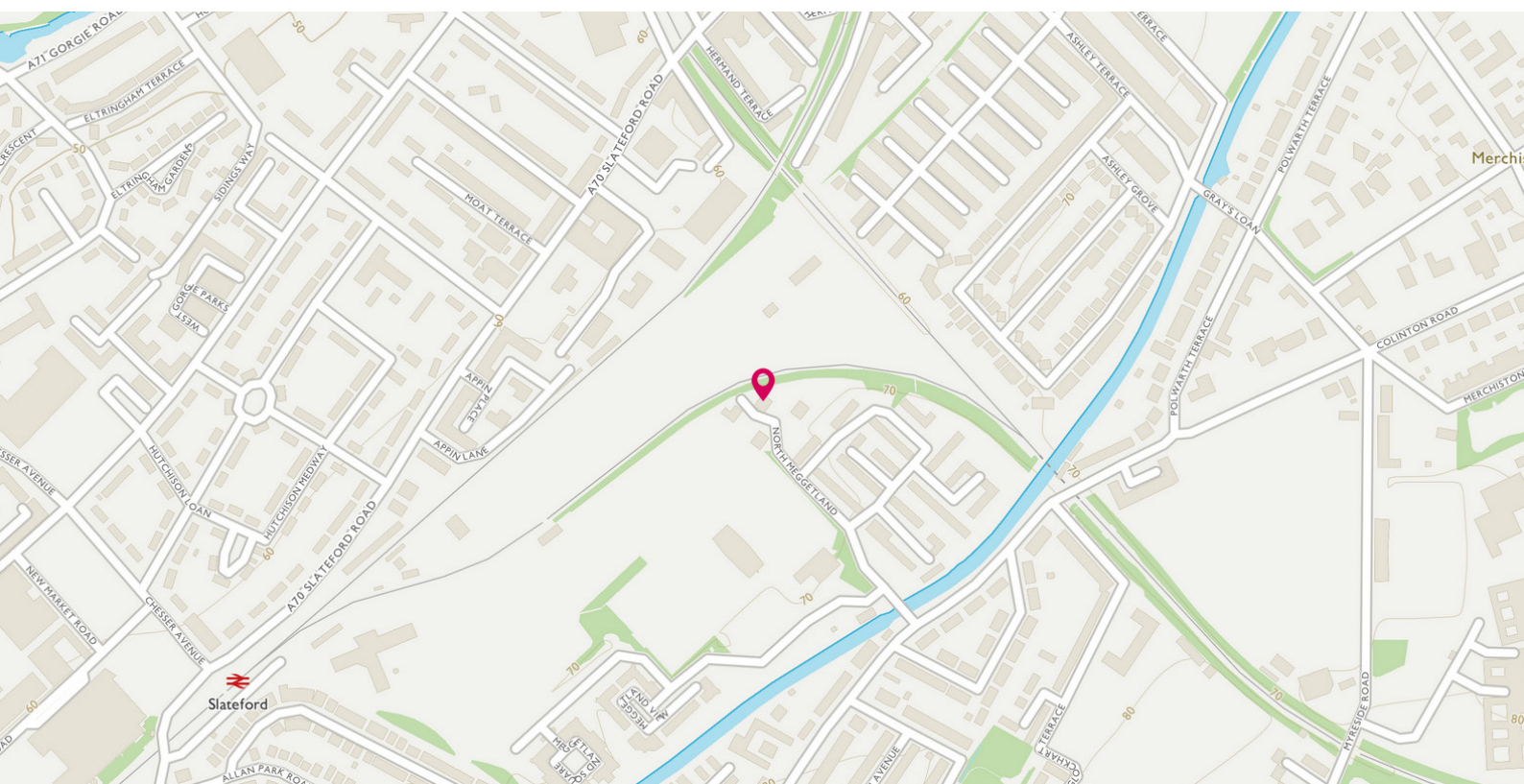


Approximate Dimensions (Taken from the widest point)

Living Room	4.99m (16'4") x 3.44m (11'3")
Kitchen	2.82m (9'3") x 2.32m (7'7")
Bedroom 1	2.96m (9'9") x 2.70m (8'10")

Bedroom 2	3.43m (11'3") x 2.80m (9'2")
Bathroom	1.96m (6'5") x 1.96m (6'5")

Gross internal floor area (m²): 47m²
EPC Rating: C



THE LOCATION

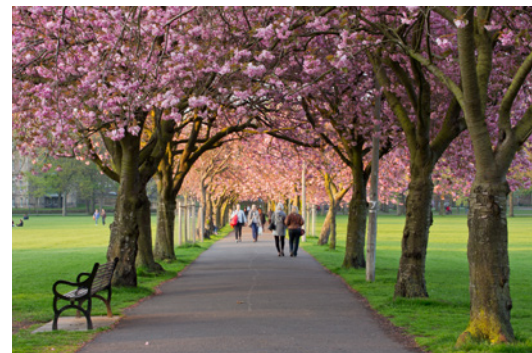
The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the City Centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village. Further afield but easily accessible, Bruntsfield and Morningside 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 & 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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