



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Flat 3, 8 Meggetland View**

EDINBURGH, EH14 1XT

# 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, while the bustling high streets of 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 commuter thanks to swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.





# FLAT 3, 8 MEGGETLAND VIEW

McEwan Fraser Legal is delighted to present this desirable two bedroom first-floor apartment in the sought after Craiglockhart area, early viewing of this property is highly recommended. The property is in excellent condition and will make an ideal purchase for any city professional or premium Buy-To-Let investor.

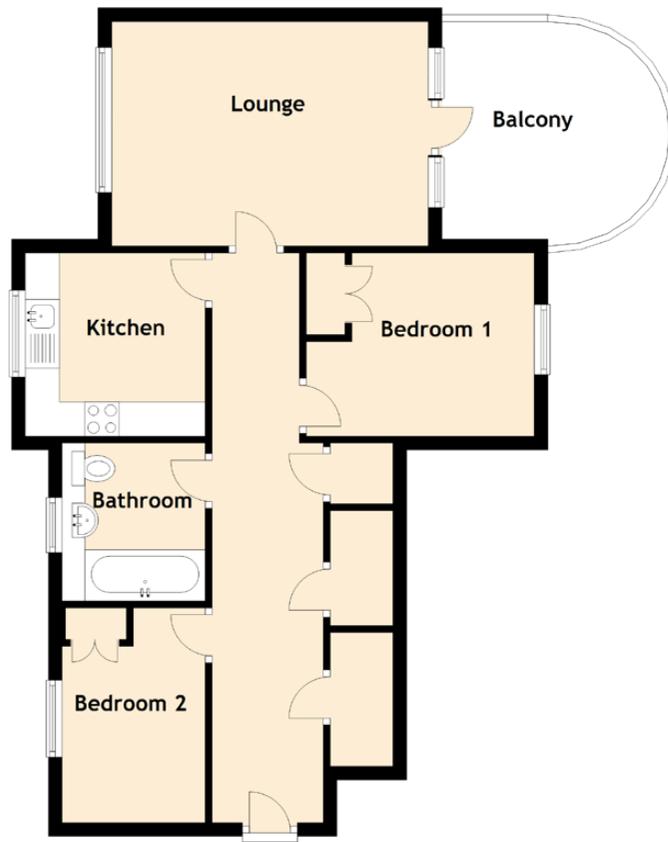
The apartment is entered via a welcoming hallway offering two spacious storage cupboards, a fresh bathroom and access to all rooms. The well-proportioned lounge is flooded with natural light and provides access to the large balcony and offers plenty of space for entertaining and relaxing. The modern kitchen is fitted with a good range of floor and wall mounted units providing ample worktop space and a number of integrated appliances hob, oven, extractor fan, fridge-freezer, dishwasher and washing machine with tumble dryer. There are two double bedrooms which are well proportioned and benefits from built-in wardrobes.

The property is very efficient as it benefits from gas central heating and fully double glazed windows. Entry into the communal building is gained via a secure entry system, the property also benefits from allocated residents parking and access to the stylish landscaped communal gardens.





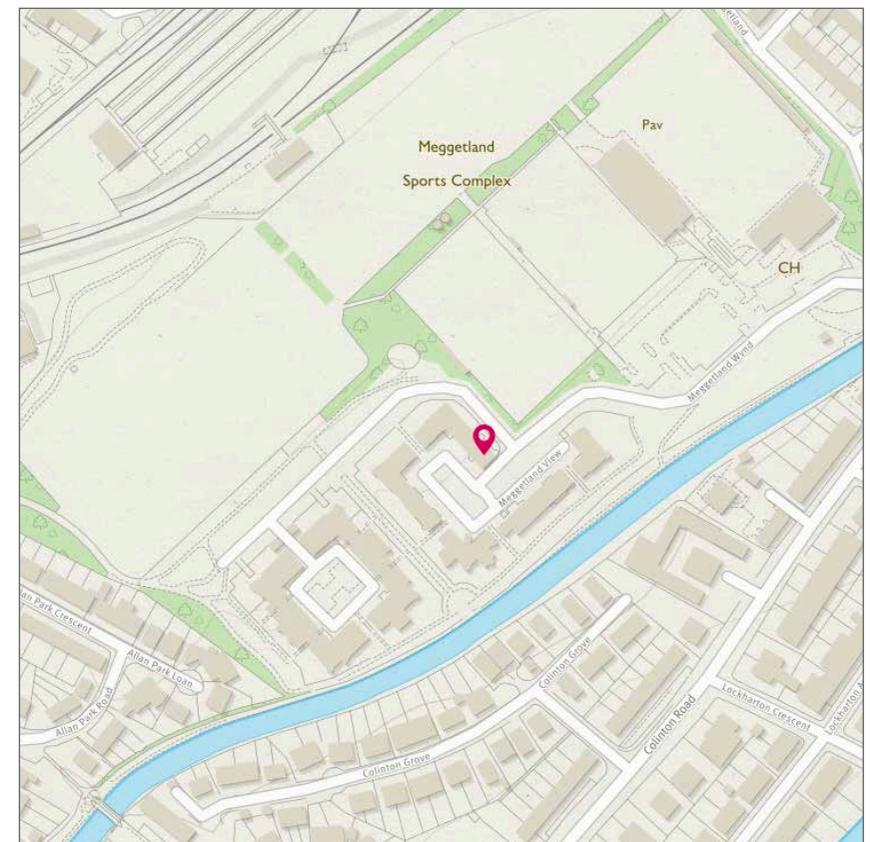
# THE DETAILS



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.61m (15'1") x 3.27m (10'9")
Kitchen	2.67m (8'9") x 2.62m (8'7")
Bedroom 1	3.32m (10'11") x 2.73m (8'11")
Bedroom 2	3.13m (10'3") x 2.38m (7'10")
Bathroom	2.30m (7'7") x 1.83m (6')

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup> | EPC Rating: B






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