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MEGGATLAND SPORTS CENTRE



MERCHANTS OF EDINBURGH GOLF COURSE



CRAIGLOCKHART LEISURE AND TENNIS CENTRE



MERCHANTS OF EDINBURGH GOLF COURSE

## 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 Meggatland 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.



# the property

McEwan Fraser Legal are delighted to bring to the open market this two bedroom first floor flat. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the flat through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a welcoming hallway with ample storage. The bright and airy lounge allows for free standing furniture and different configurations. It also benefits from a bay window. The kitchen comes with floor to ceiling units, electric hob, oven, space for washing machine, fridge freezer and ample space for a dining table. There are two good sized bright and airy bedrooms, both allowing for free standing furniture and built-in storage. The family bathroom completes the property internally with shower over bath, wash hand basin, towel rail and WC.

The property also benefits from gas central heating, double glazing, secure door entry system and allocated parking space. Early viewing is highly recommended.

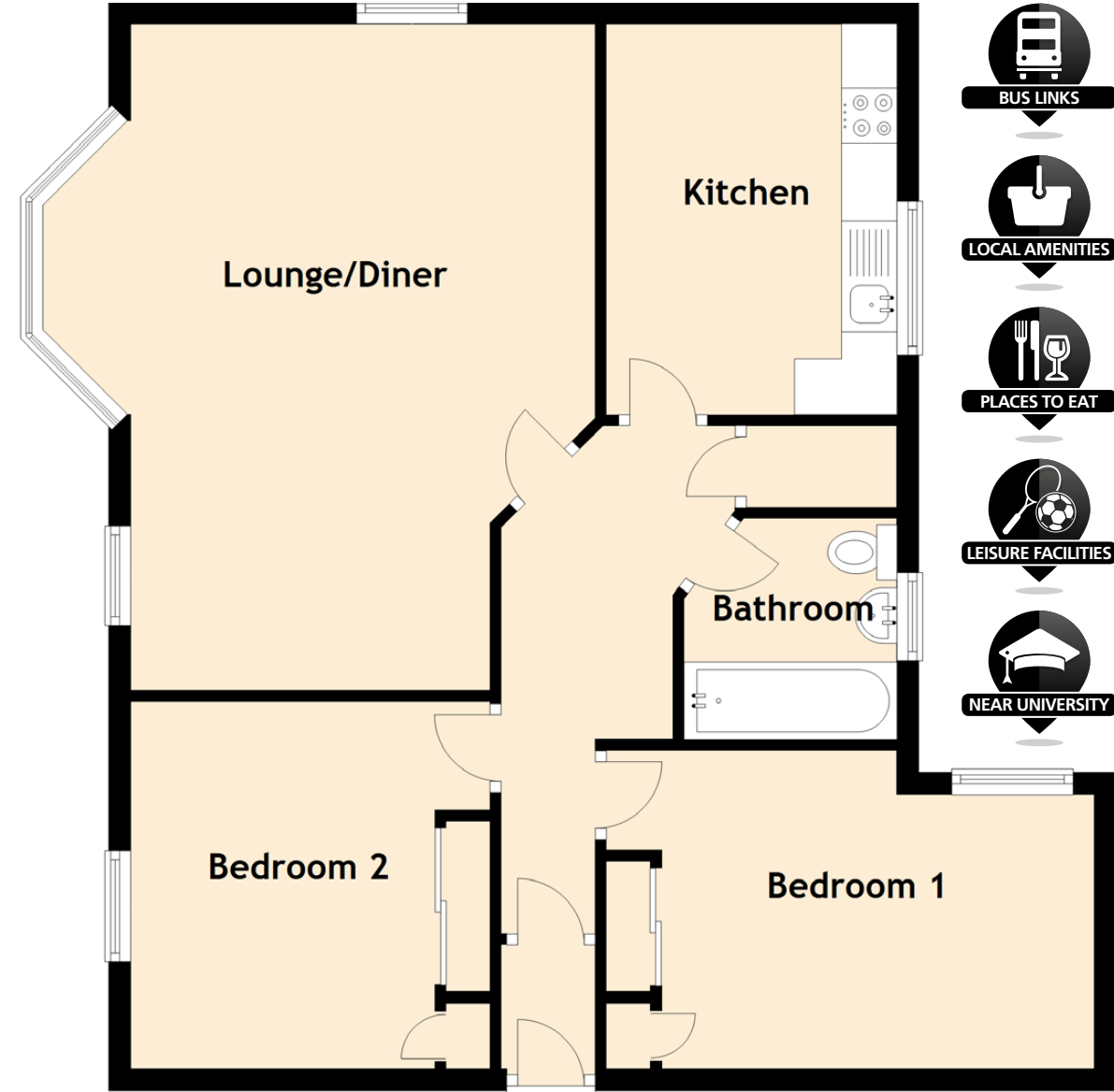


*"...Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout..."*





bedrooms & bathroom



- BUS LINKS**
- LOCAL AMENITIES**
- PLACES TO EAT**
- LEISURE FACILITIES**
- NEAR UNIVERSITY**

Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.01m (19'9") x 5.01m (16'5")
Kitchen	3.52m (11'7") x 2.62m (8'7")
Bedroom 1	4.40m (14'5") x 2.87m (9'5")
Bedroom 2	3.31m (10'10") x 3.24m (10'8")
Bathroom	1.99m (6'6") x 1.92m (6'4")

Gross internal floor area (m²): 72m² | EPC Rating: C

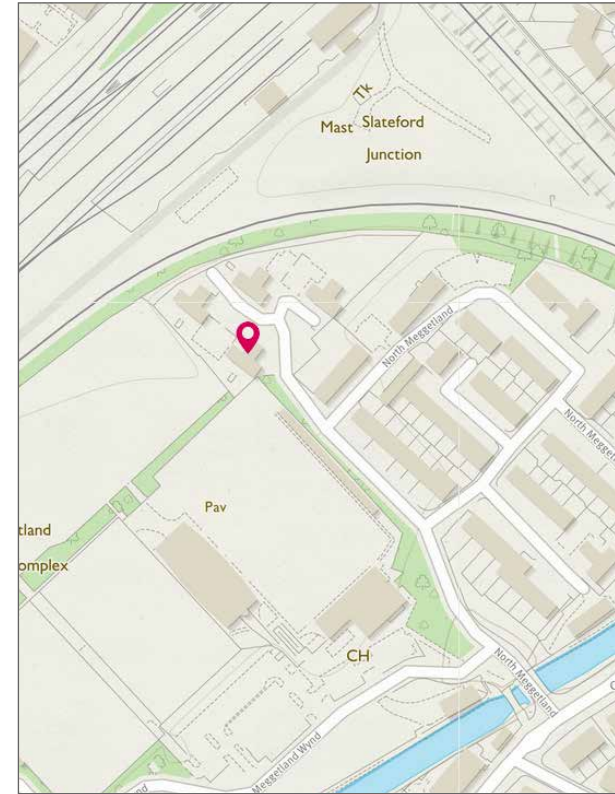


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





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Text and description  
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