

Flat 10,7 Meggetland View

CRAIGLOCKHART, EDINBURGH, EH14 1XT



Spacious, duplex, penthouse flat forming part of a prestigious modern development



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this spacious, duplex, penthouse flat to the market. Forming part of a prestigious modern development, the property boasts a balcony and excellent internal proportions. It offers well-designed accommodation with excellent storage, a well-appointed kitchen, two en-suites, full gas central heating, and double glazing, which ensures a most comfortable and ambient living environment. The property is set amidst well-kept landscaped gardens and benefits from a bike store and an allocated parking space close by.

THE LIVING ROOM



A secure entry system leads into a well-maintained communal area. Access to the property is on the top floor. Entering the property, the upper-level houses the living room, generous kitchen, and an internal staircase that leads down to the bedrooms. The living room boasts a dual aspect, neutral décor, valuated ceiling, feature fireplace, and torrents of natural light. There is ample space for a variety of different furniture arrangements which can include a full-sized dining table. Proportions like this will give the new owner plenty of flexibility to create their ideal entertaining space. The living room and attached balcony offer stunning views over the west of the city.

THE BALCONY



THE KITCHEN



The main hallway, which includes integrated storage and a WC, also gives access to a generous kitchen breakfast room. The kitchen includes a good range of base and wall-mounted units that offer excellent prep and storage space. The units are topped with stone worksurfaces and set against tiled splashbacks. Gas hob, electric double oven and dishwasher are integrated.





Moving downstairs, the lower landing gives access to two large double bedrooms with their own en-suite shower rooms. The lower landing also includes further integrated storage.

This is a beautiful contemporary property an internal viewing is essential to fully appreciate the proportions on offer. The property is offered to the market chain free.

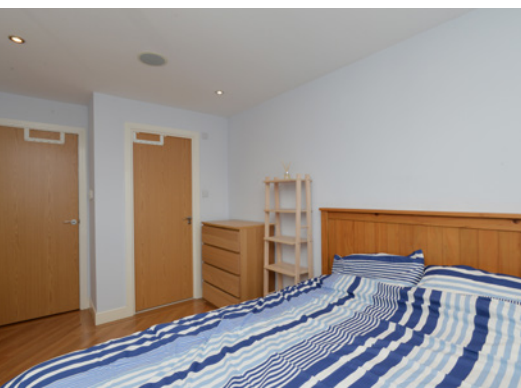
THE HALL



BEDROOM 1



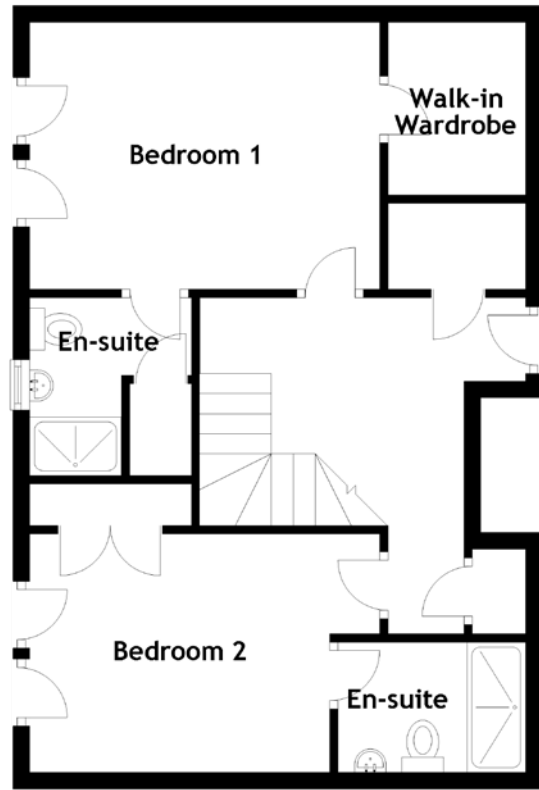
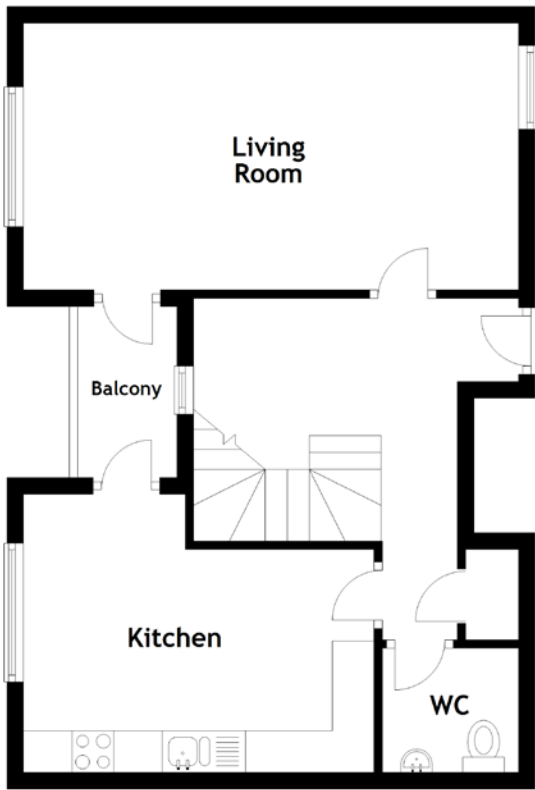
BEDROOM 2



THE VIEW



FLOOR PLAN, DIMENSIONS & MAP



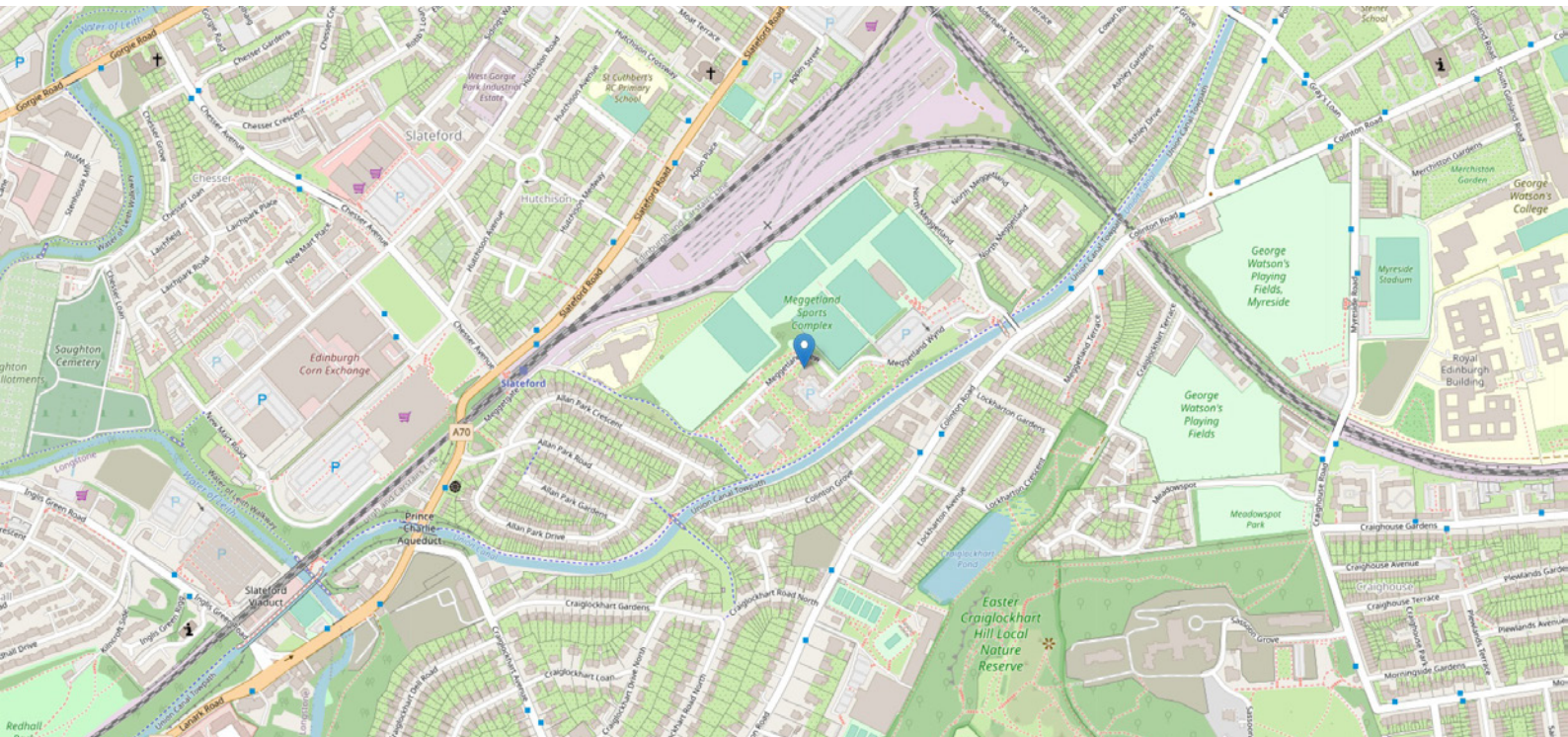
Approximate Dimensions (Taken from the widest point)

Living Room	5.94m (19'6") x 3.20m (10'6")
Balcony	2.25m (7'5") x 1.29m (4'3")
Kitchen	4.21m (13'10") x 3.34m (10'11")
WC	1.62m (5'4") x 1.49m (4'11")
Bedroom 1	4.19m (13'9") x 3.20m (10'6")

Walk-in Wardrobe

En-suite	2.73m (8'11") x 2.18m (7'2")
Bedroom 2	4.19m (13'9") x 2.86m (9'5")
En-suite	2.25m (7'4") x 1.56m (5'1")

Gross internal floor area (m²): 104m²
EPC Rating: B



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 and 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.