



11/14 Meggetland Square, Edinburgh, EH14 1XR

Delightful four-bedroom duplex flat with private south-facing balcony terrace, lift and two garages

URQUHARTS
EDINBURGH



DESCRIPTION

11/14 Meggetland Square is an impressive four-bedroom duplex flat arranged over the fourth and fifth floors of a well-established modern development with private south-facing balcony terrace, lift and two garages. Situated in the desirable Craiglockhart area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

On the fifth floor, entrance hall with storage cupboards and WC; bright open plan sitting room / dining room with direct access to the private balcony terrace overlooking the Union Canal; fitted breakfasting kitchen with wall and base units and integrated appliances, also offering access to the private terrace. On the fourth floor, second entrance hall with two storage cupboards; four double bedrooms, all with built-in wardrobes and two with en-suite shower/wet rooms; and a family bathroom.

ACCOMMODATION

Entrance hall. Sitting room / Dining room. Kitchen/Breakfast room. Four double bedrooms (two en-suite). Bathroom. WC.

Gas central heating. Double glazing. Private south-facing balcony terrace. Landscaped communal grounds. Two single car garages with electric up and over doors and ample visitors parking. Lift to all floors (with dual access to the flat from both fourth and fifth levels). Bin store. Communal lockable bicycle store. The development is factored by James Gibb and there is an approx. annual fee of £1500 (including common buildings insurance).



LOCATION

Meggetland is located just off Colinton Road in the much sought after residential area of Craiglockhart, just a few miles south of the City Centre. Local shops, including a Tesco Express within walking distance, cater for everyday needs, with more extensive shopping available at Sainsbury's in Inglis Green, Tesco superstore in Colinton Mains, 24hr ASDA and new Edinburgh West Retail Park at Chesser which includes a M&S Foodhall and Aldi. There are many recreational facilities within the vicinity including walks along the Union Canal which links to the City Centre and Water



of Leith Walkway cycle path network, Easter Craiglockhart Hill Nature Reserve, Craiglockhart Tennis and Sports Centre, several popular golf courses, and local bars & restaurants nearby. Further afield the vibrant shopping areas of Bruntsfield and Morningside are available with many boutique shops, restaurants, and cafes. Schooling is well represented from nursery to senior level, both in public and private sectors (a short walk to George Watson's College), and Napier University campus nearby. Regular buses run to and from the city centre and surrounding areas and the City Bypass, Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

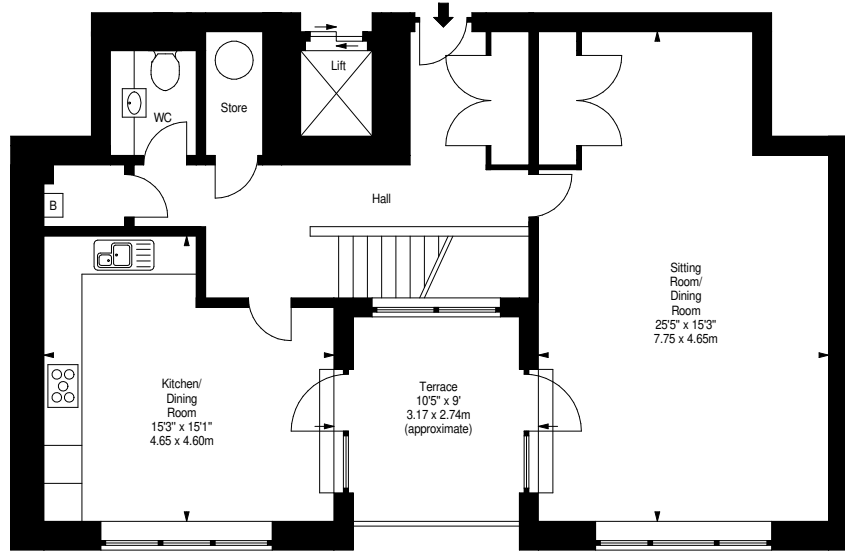
The property has an Energy Rating Category **B**



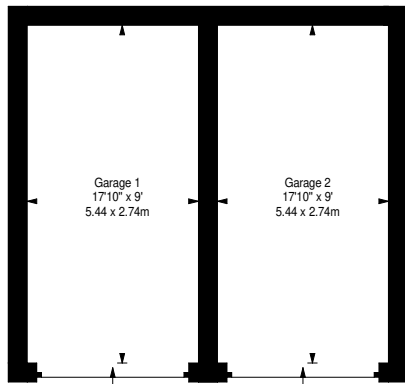
Flat 14,
11 Meggetland Square,
Edinburgh,
EH14 1XR



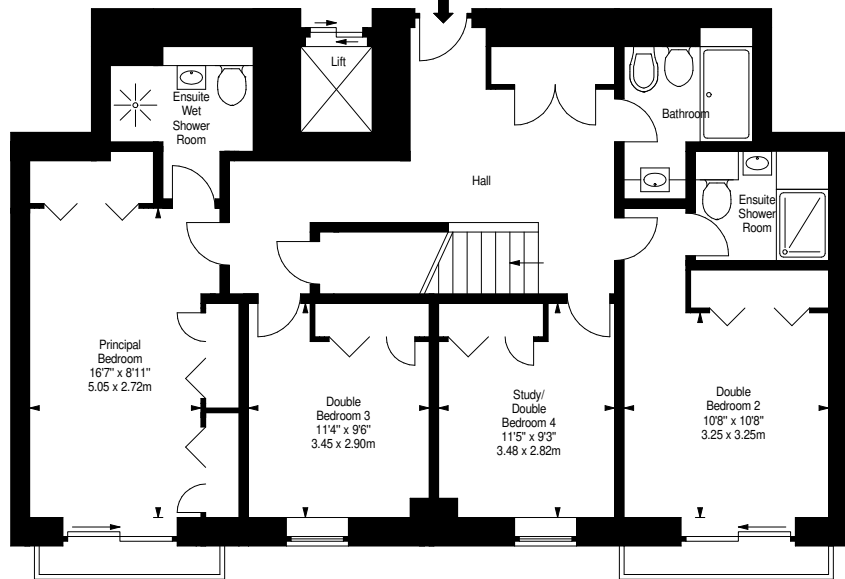
Approx. Gross Internal Area
1798 Sq Ft - 167.03 Sq M
(Excluding Lift)
Garages
Approx. Gross Internal Area
345 Sq Ft - 32.05 Sq M
For identification only. Not to scale.
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Fifth Floor



Ground Floor



Fourth Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.