5/1 Meggetland Square | Craiglockhart | Edinburgh | EH14 1XP

Bright and spacious ground floor modern apartment in secure residential development
5/1 Meggetland Square
Bright and spacious ground floor modern apartment in secure residential development

- Hall
- Double glazing
- Master bedroom with dressing room
- En suite bathroom
- Guest w.c.
- Lounge/diner/kitchen with private decked area off
- Gas central heating
- Private residents parking
- Landscaped communal grounds

Description
A generously sized one bedroom ground floor apartment found within this Applecross residential development which is finished to a high standard. Of note is the lounge/diner with sliding glazed door to the front leading out to the private decked area enjoying a Westerly aspect looking out towards Corstorphine Hill. A breakfast bar provides a natural divider from the lounge/diner into the kitchen. The kitchen is complete with ample built-in attractive wall/base units and integrated appliances (gas hob with extractor above, double oven, fridge/freezer and dishwasher). The utility room is accessed off the kitchen.

There is a sizeable double bedroom with dressing room off and an en suite bathroom with four piece suite. An additional WC is located off the hall which is ideal when there are visitors to the property. The private residents parking serves to further enhance the appeal of the property to the professional individual or couple.

Extras
The property is being sold with fitted flooring and integrated appliances.
Meggetland Square, EH14 1KP
Approx. Gross Internal Area
931 Sq Ft - 86.49 Sq M

Ground Floor
For identification only. Not to scale.
© Square Foot Media 2011

Viewing
By appointment with D.J. Alexander Legal, 1 Wemyss Place, EH3 6DH. Telephone 0131 652 7313 or email propertysales@djalexanderlegal.co.uk. This property, and other properties offered by D.J. Alexander Legal can be viewed at their website www.djalexanderlegal.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.onthemarket.com.

EPC Band C  Council Tax Band E  Our Reference SW/ES
Location

This modern apartment is situated within an exclusive development overlooking the Union Canal approximately three miles south west of the city centre. The area is well served by regular buses, a train service and is convenient for the City bypass and in turn Edinburgh International Airport. Amenities in the locale include a range of shops, a Tesco convenience supermarket and a bar/restaurant within less than approximately 400 metres of the property. Recreational facilities in the area include paths which run along the Union canal, on which cycling, running and walking can be enjoyed. The Merchants of Edinburgh golf course, Boroughmuir sports pitches and Craiglockhart sports centre and tennis courts are also within accessible distance from the property.