



Flat 9, 17 Meggetland Square, Edinburgh, EH14 1XR

Light and Immaculately Presented, Two-Bedroom, Corner Aspect, Second-Floor Penthouse Apartment

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Property Description

Light and immaculately presented, two-bedroom, corner aspect, second-floor penthouse apartment with lift access, underground parking with EV provision, and a private garage. Forming part of a quiet, modern residential development, located in the desirable Craiglockhart area, southwest of Edinburgh city centre.

Includes hallway, open plan living/dining kitchen with vaulted ceilings and vertical radiators, spacious double with wardrobe and four-piece en-suite, second double with wardrobe, and family bathroom.

Rarely available, this spacious property features an impressive public room with 'turret-style' dining area, and superb leafy views taking in the Corstorphine and Craiglockhart hills.

Further highlights include a fully integrated fitted kitchen, fitted bathrooms, quality flooring, private terrace, and bright, tasteful decor throughout. In addition, there is double glazing, gas central heating, and superb integrated storage, including a powered garage with a remote-controlled door.

Surrounded by manicured grounds, the development has a secure entry system, shared bike store, private residents allocated car parking and visitor spaces.

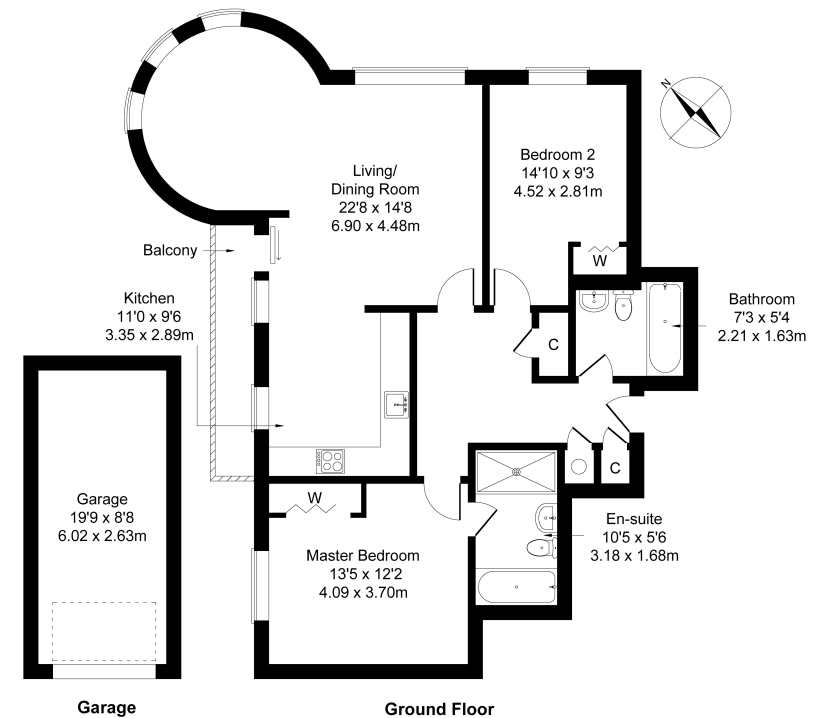
Excellent transport links to the city and beyond from Colinton Road, Slateford Road and nearby Slateford Station.

A welcoming entrance hall with excellent built-in storage provides access to all rooms throughout the property. The spacious living area is bright and versatile, featuring quality wood flooring, spotlighting, and steps leading up to sliding patio doors that open onto a private terrace. This space comfortably accommodates both lounge and dining furnishings, has high ceilings and a large wall mirror, with a charming turret-style dining area creating a standout feature – ideal for everyday dining or entertaining. The modern kitchen is thoughtfully designed with stone-effect worktops, a stylish metal splashback surround, and a sink with a drainer. Integrated appliances include a fridge/freezer, washer/dryer, dishwasher, oven, microwave and five-ring gas hob with canopy above, all complemented by further spotlighting.

The master bedroom is generously sized, finished with soft carpet underfoot, has high ceilings, and a built-in wardrobe with bi-folding doors. A central light fitting and a modern en-suite with bath, separate shower unit, mirrored wall cabinet, tiled flooring, and a contemporary column ladder-style radiator complete the space, making it both practical and comfortable. The second bedroom, also carpeted, benefits from its own built-in wardrobe and provides a flexible option for guests, family, or a home office. Completing the property, a well-appointed three-piece bathroom includes tiled flooring, a tiled splashback surround, a mirrored wall cabinet, spotlighting, a shower over the bath, and a contemporary column ladder-style radiator. Home Tech equipment, large lounge mirror and 'made to measure' curtains throughout are included in the sale.

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Approximate Gross Internal Area: (1152 sq ft - 107 sq m.)



Area Description

Craiglockhart is conveniently located in the south-west of Edinburgh and offers a good range of local amenities. The area has primary and secondary schools nearby. Recreational facilities include local bowling greens, Craiglockhart Sports Centre, and Merchants Golf Club. The nearby Union Canal walkway provides pleasant walking/cycling routes, including pedestrian access to Edinburgh Quay. Regular bus services run from Colinton Road offering quick connections to the specialised

shops, services, bars, and restaurants in Morningside and Bruntsfield, as well as direct routes into the city centre. In addition, a regular bus service runs from nearby Slateford Road and trains from Slateford Station provide a service into the city and to other areas of Scotland. The city bypass is close by, providing easy access to major motorways, Edinburgh International Airport, and other destinations.





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