





'A contemporary style 2nd (top) floor apartment, forming part of an exclusive luxury built landscaped development, with wonderful sun trap roof terrace which provides a fabulous panoramic view towards Edinburgh Castle. Situated alongside the Union Canal this highly regarded development is most sought after and it is rare that one with a sizeable roof terrace and far reaching views becomes available on the open market.'

Hallway with storage, corner lounge with view towards Edinburgh Castle plus 'French' doors leading to sizeable roof top terrace which captures the sun much of the day and again provides skyline views across the city, high specification dining kitchen with appliances, 2 bedrooms including master bedroom with fitted dressing room area and ensuite bathroom plus separate shower room. Gas central heating. Double glazing. Secure entry phone system. Allocated parking space.

Lounge	(13'7 x 11'7) 4.1m x 3.5m
Dining Kitchen	(15'11 x 7'10) 4.8m x 2.4m
Master Bedroom	(16'2 x 13'5) 4.9m x 4.1m
Ensuite Bathroom	(7'0 x 6'11) 2.1m x 2.1m
Bedroom 2	(9'4 x 7'10) 2.8m x 2.4m
Shower Room	(8'2 x 7'6) 2.5m x 2.3m
Roof Terrace	(15'10 x 10'8) 4.8m x 3.2m

Meggetland View lies approximately 2.5 miles south west of Princes Street and is well placed for those working within the city centre with a regular bus service available on Colinton Road. Alternatively, the Union Canal walkway with cycle path leads directly to Edinburgh centre at Fountainbridge. Slateford Railway Station and the A720 Edinburgh City By-Pass are also nearby. Within the immediate vicinity there is an abundance of amenities to meet everyday needs including localised shops, bars, hairdressers and Tesco Express plus schools at both state and fee paying levels including Craiglockhart Primary and George Watsons College. It is also worth noting the close proximity to Napier University and Morningside which provides a plethora of facilities. The development is adjacent to Meggetland Sports Complex which has a gym, hockey, cricket and rugby pitches plus weekend café with Craiglockhart Leisure and Tennis Centre a short distance.

Development Features

Secure bike store, landscaped grounds and allocated parking space.

Note

Please note there is annual factoring charge of approximately £600 that includes buildings insurance and maintenance of the development.

Energy Performance Rating C



