campbell smith

46/4 North Meggetland,
Edinburgh,
EH14 1XQ



- Modern first floor flat with excellent views to Craiglockhart Hill & Cortstorphine Hill
- Entryphone
- Lovely bay window lounge/ dining room
- Stylish fitted kitchen
- 3 bedrooms all with built-in mirror wardrobes
- Attractive bathroom with shower over bath
- GCH/DG
- Allocated parking
- Communal garden

espc / rightmove / Zoopla / s1homes.com / / /

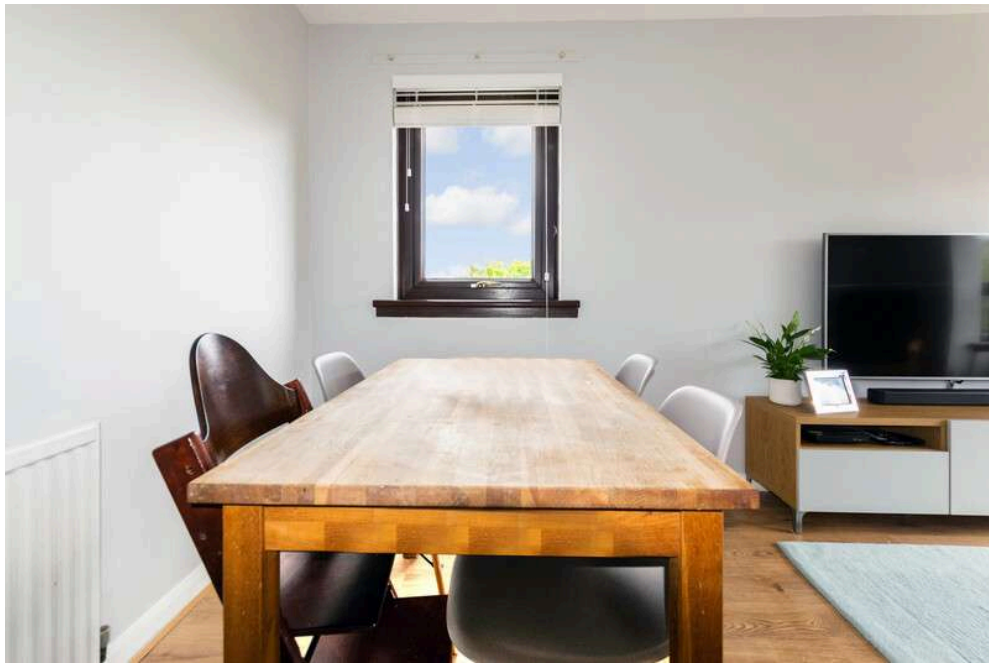
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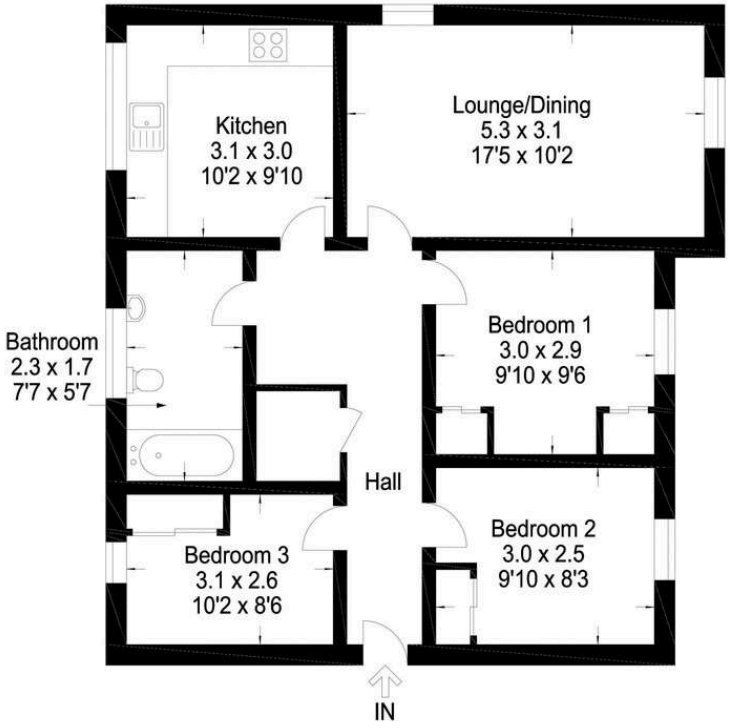












VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2022

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21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk

Extras
The oven, hob, cooker hood, fridge/freezer, dishwasher and blinds are included

Buses
Colinton Rd – 10, 27, 45

Shops
Cointon Road including a Tesco Express. Morningside & Bruntsfield

Schools
Craiglockhart PS, St Cuthbert's RC PS, Tynecastle HS, St Augustine's RC HS

Parking
Allocated

Council Tax Band – E

EPC – C

Factor
None

Pricing & Viewing
For current price and viewing please telephone Campbell Snith on 0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.