




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

42 Marionville Road

MEADOWBANK, EDINBURGH, EH7 6AG

42 MARIONVILLE ROAD

Meadowbank is a sought after location to the east of the city centre. Within the vicinity, there is an excellent range of local amenities, transport and recreational facilities. Local shopping facilities can be found within walking distance of the flat at the nearby Meadowbank Retail Park, here you can provide everything for all your monthly requirements. There are many recreational facilities within the surrounding areas, including many fine golf courses, Meadowbank Sports Centre and many delightful walks through the Holyrood Park, which is only a stone's throw from the property. A regular bus service is within minutes from the property which will take you west to the city centre or east via Portobello into the heart of East Lothian.

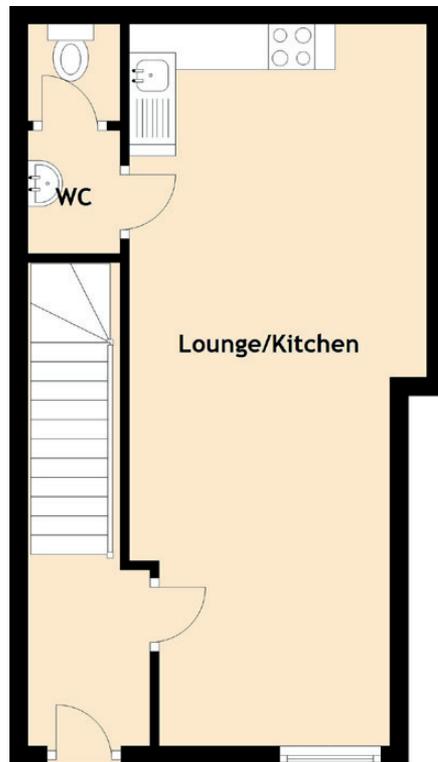
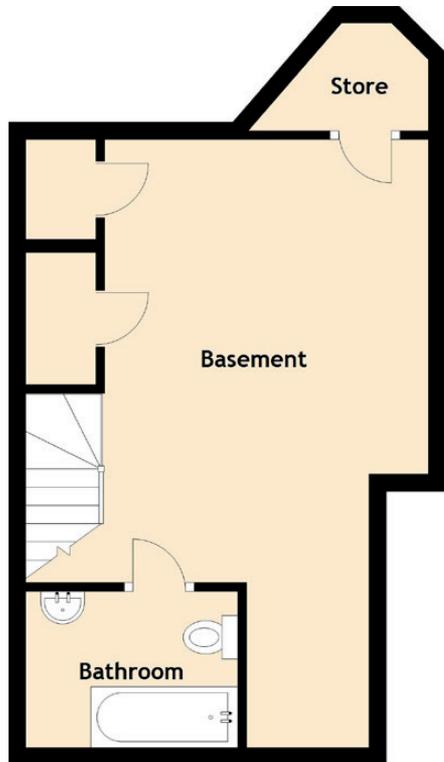
McEwan Fraser Legal are delighted to present this bright attractive main door ground and basement flat that

occupies a great position to access the city centre. The property externally benefits from communal grounds and on-street parking. Internally the accommodation consists of the main door entrance, hallway and WC that leads to the impressively bright open lounge/kitchen, with wall and base units, white goods, integrated oven, electric hob and extractor fan. Downstairs, the good sized double bedroom features three storage cupboards and space for free standing furniture should you require. A fresh three-piece bathroom with electric shower over bath completes the accommodation. There is an electric heating system along with comprehensive double glazed window units to ensure a warm yet cost effective living environment.

Early viewing is advisable as this property is expected to be popular with any city professional or Buy-To-Let investor.



A DESIRABLE ONE-BED MAIN DOOR FLAT IN THE SOUGHT AFTER MEADOWBANK AREA.



Approximate Dimensions
(Taken from the widest point)

| | |
|----------------|--------------------------------|
| Lounge/Kitchen | 7.87m (25'10") x 3.22m (10'7") |
| Basement | 7.00m (23') x 3.43m (11'3") |
| Bathroom | 2.23m (7'4") x 1.80m (5'11") |
| WC | 2.50m (8'2") x 1.00m (3'3") |

Gross internal floor area (m²): 64m²
EPC Rating: E

Buyer's Premium Value: £2,275.00

Extras (Included in the sale): Fixtures, light fittings and fitted floor coverings, white goods and appliances. Please note, other items may be available through separate negotiation.

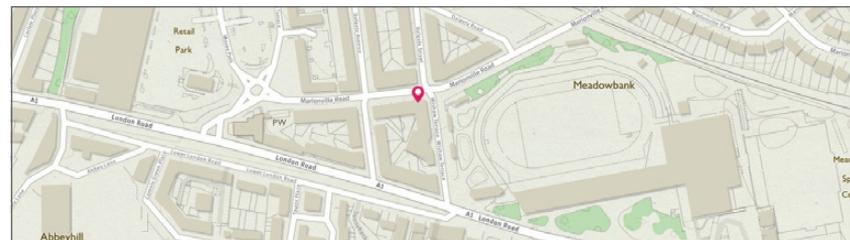


Image credit: <https://www.orthancourty.co.uk/omaps/>


Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GARY WALES
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer