

42 Marionville Road

MEADOWBANK, EDINBURGH, EH7 5UB



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





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 it. A fresh three-piece bathroom with an 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.







The Bedroom



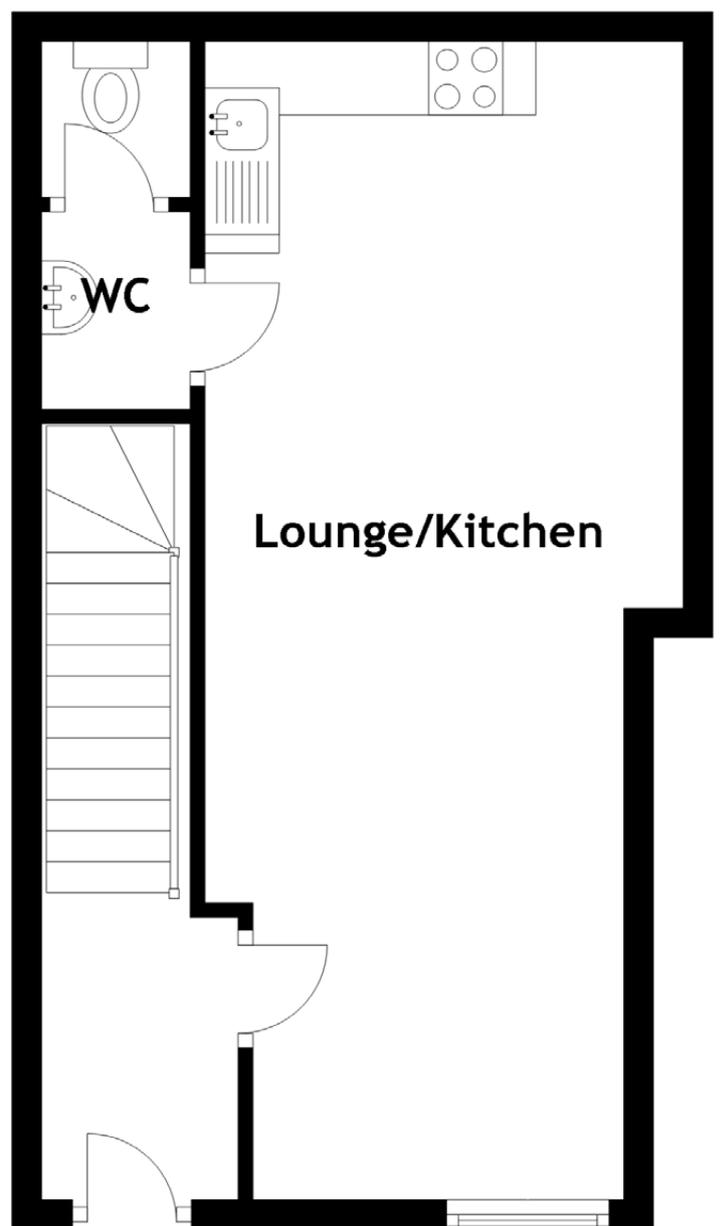
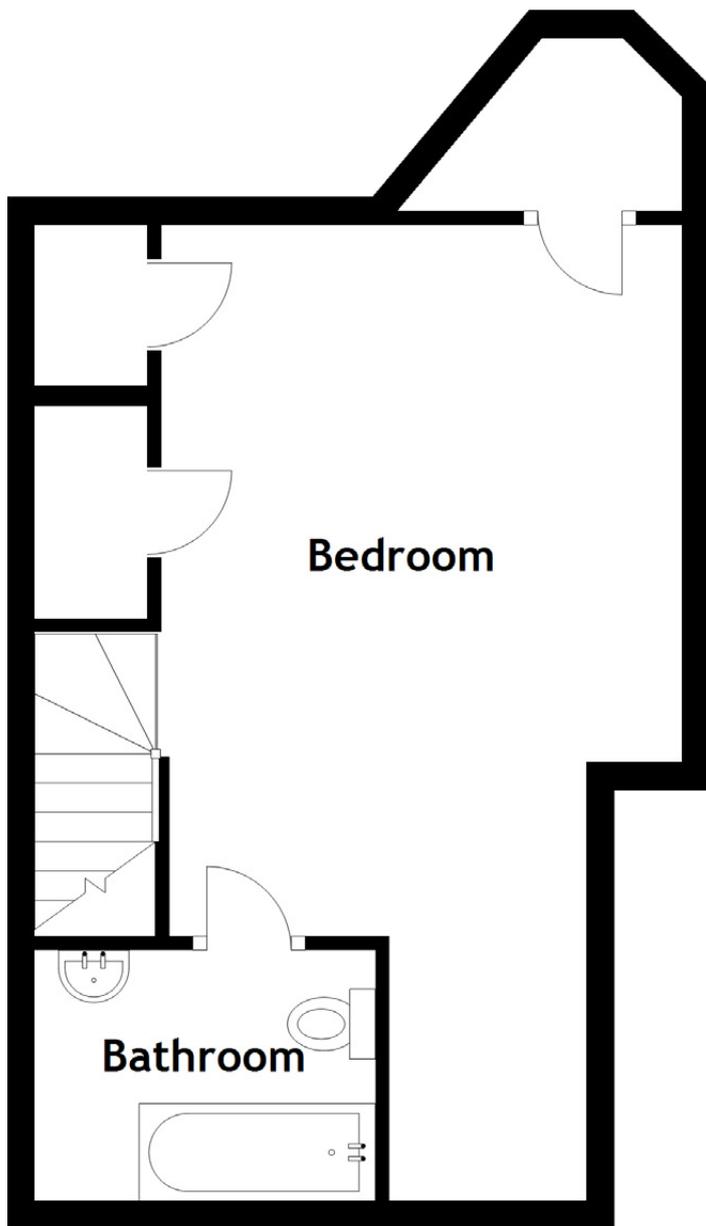




The Bathroom







Approximate Dimensions

(Taken from the widest point)

Lounge/Kitchen	7.87m (25'10") x 3.22m (10'7")
Bedroom	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

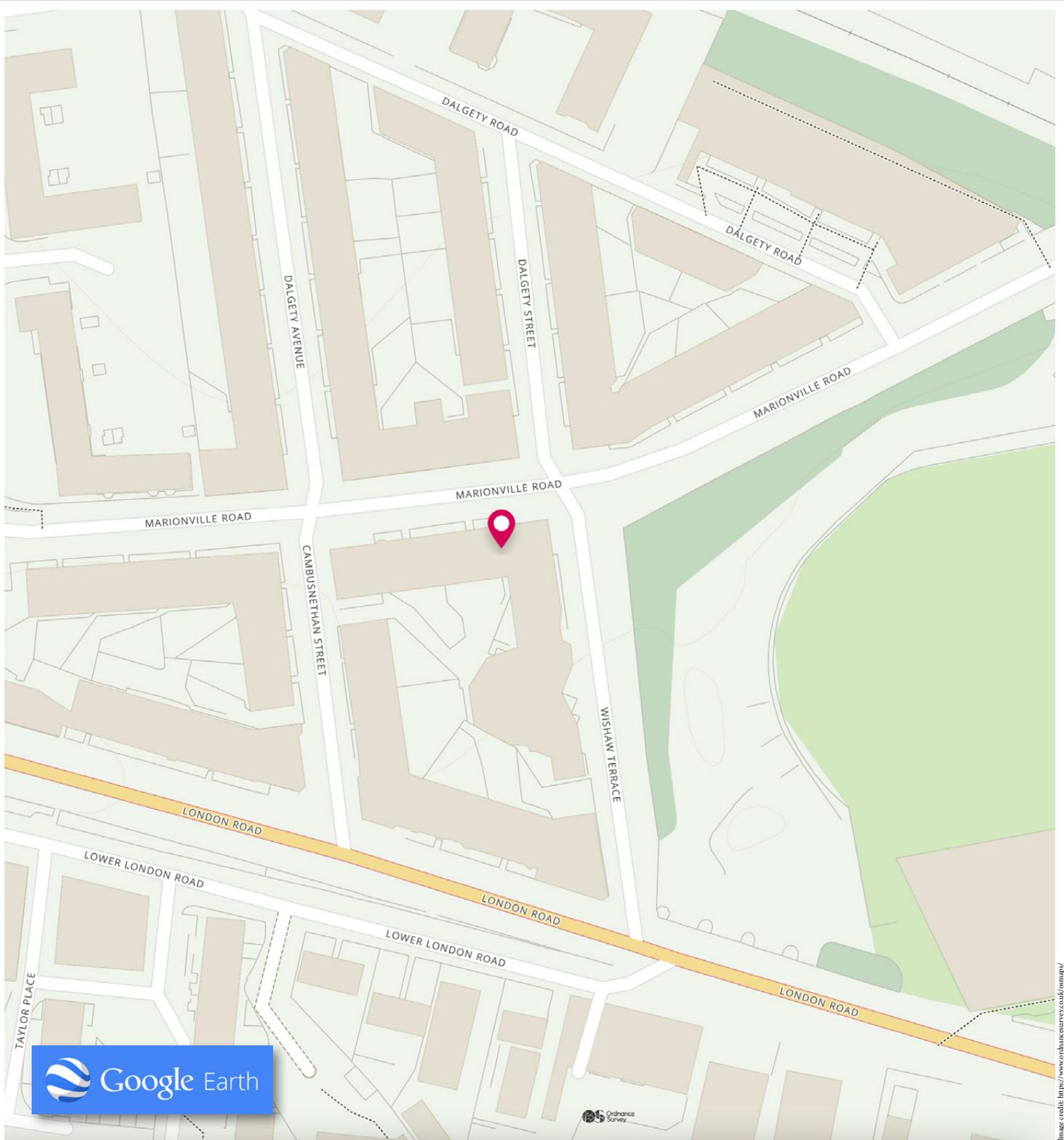
EPC Rating: C

Buyer's Premium Value: £2750



Meadowbank has always been a popular and a sought after location, there are an excellent range of local amenities, including local shopping, transport, recreational facilities and good schools. There are major bus routes with easy access to city centre. Local shopping facilities can be found within walking distance and the nearby Meadowbank Retail Park includes a large Sainsbury's supermarket which should provide for all your monthly requirements. There is also a Morrisons at Piershill and many local coffee shops and bars within the area. There are many recreational facilities, including; many fine golf courses, and delightful walks through the Queen's Park and around Arthur's Seat, which is only a stone's throw from the property. There is an excellent bus service directly outside the property which will take you west to the city centre or east via Portobello into the heart of East Lothian.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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.