

# 35/1 Meadowbank Crescent

MEADOWBANK, EDINBURGH, EH8 7AL



*SPACIOUS TWO BEDROOM  
FLAT IN MEADOWBANK*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in the highly sought-after area of Meadowbank. This property offers a fantastic opportunity for first-time buyers, professionals, or those looking for a well-located investment.

The flat is in move-in condition and features some lovely period details, including a charming bay window in the lounge, which floods the room with natural light, making it the perfect space to relax. The fireplace acts as the focal point in the living area adding character and warmth to the space.





The generous kitchen/dining room is a stand-out feature, offering ample space for cooking and dining. It is fitted with a range cooker and includes free-standing appliances, offering flexibility and convenience for anyone who enjoys cooking.





The property comprises one large double bedroom and a smaller second bedroom that comfortably fits a double bed, providing plenty of options for family living, a home office, or guest room.





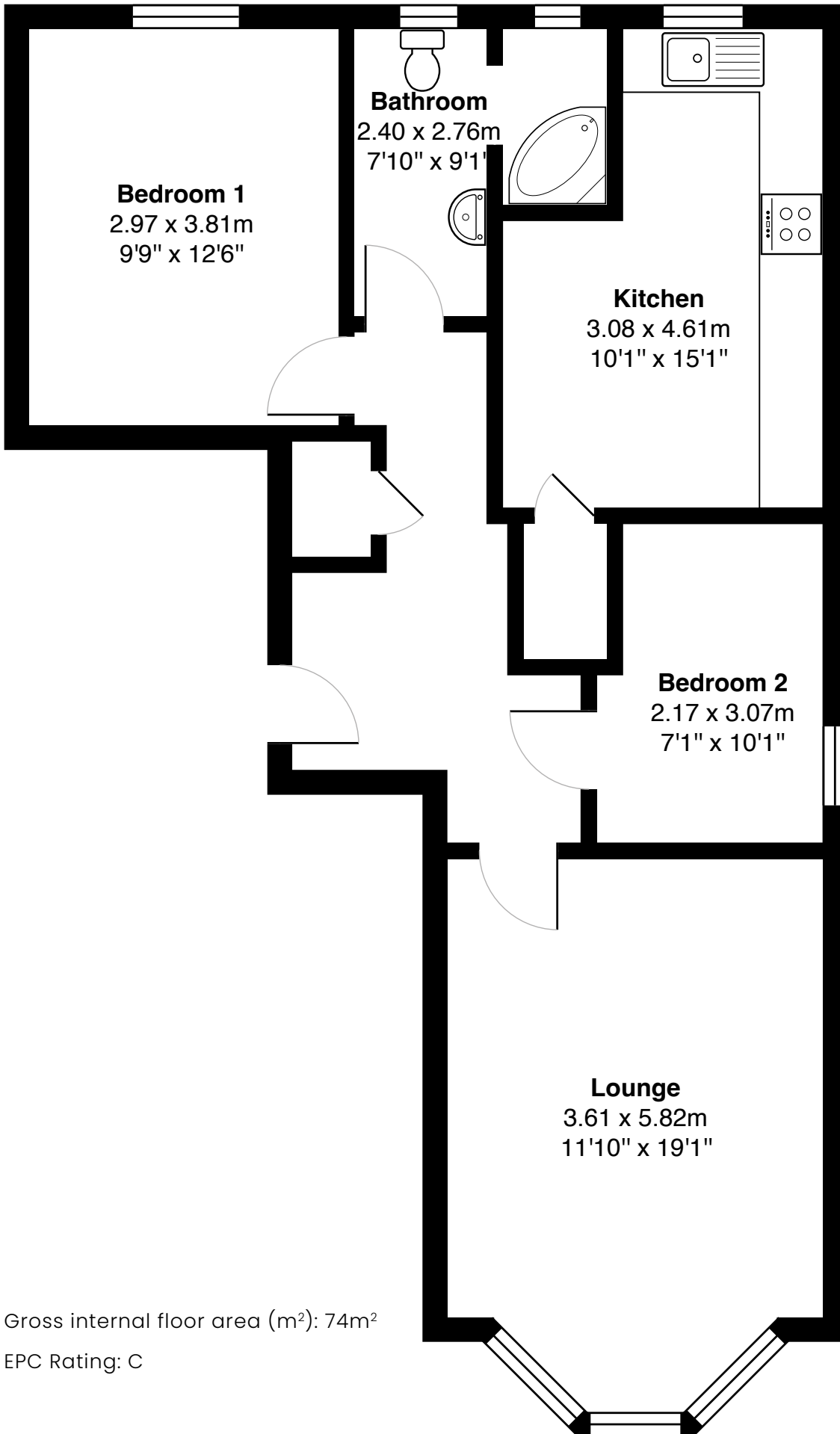
**Bedroom 2**





Completing the accommodation is the stylish bathroom with three-piece bathroom suite with corner bath and shower over.





Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: C

The communal garden provides a peaceful outdoor space, perfect for relaxing, while the property also benefits from double-glazed windows and gas central heating, ensuring comfort all year round.



This is a rare opportunity to acquire a centrally located flat with charming features in a fantastic location. Contact McEwan Fraser Legal today to arrange your viewing!







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Meadowbank is a popular and sought after location, located to the east of the city centre. Within the vicinity there is an excellent range of local amenities, including local shopping, transport, recreational facilities.

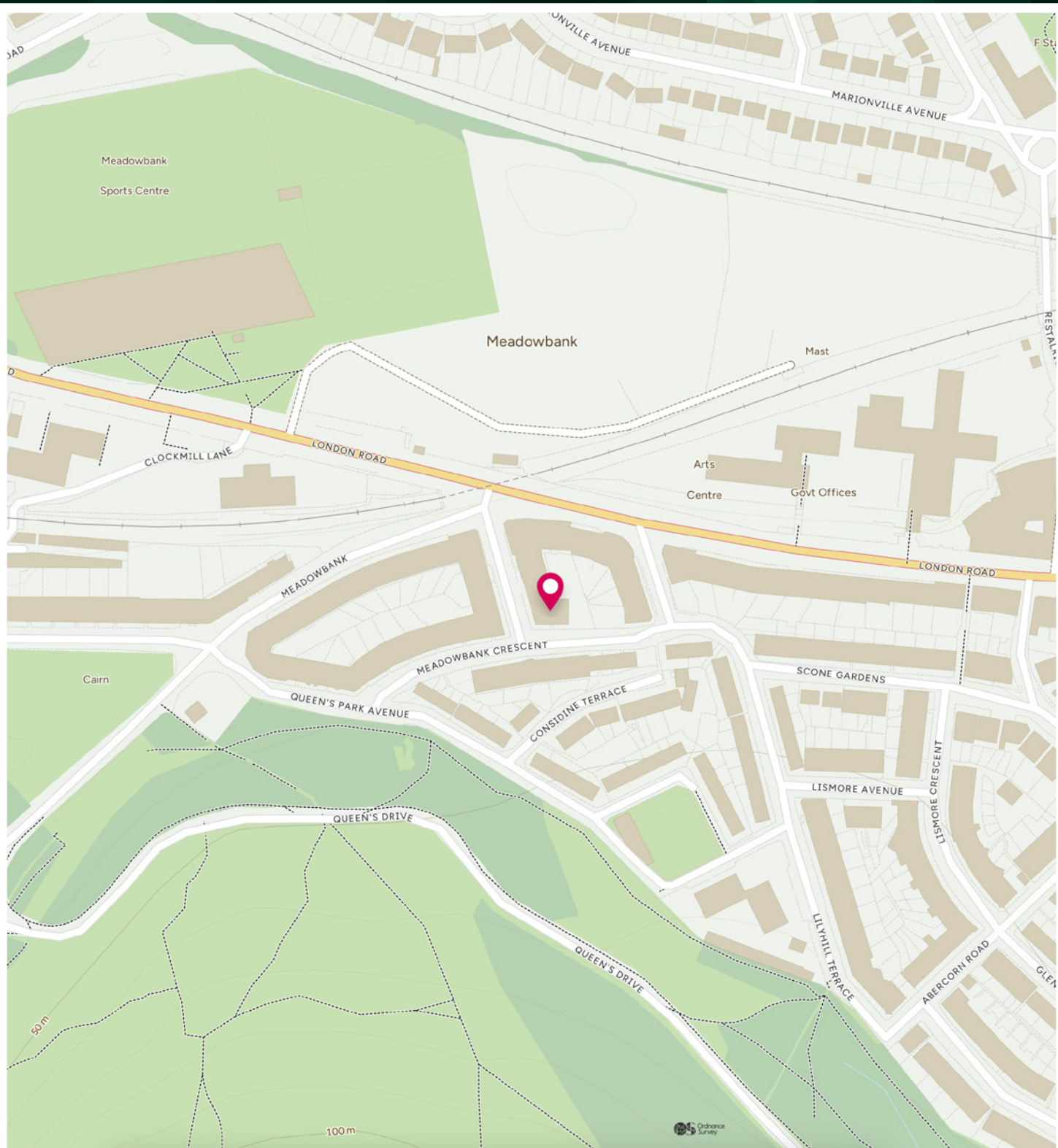
Local shopping facilities can be found within walking distance and the nearby Meadowbank Retail Park will provide everything for all your monthly requirements.

There are many recreational facilities within the surrounding areas, including many fine golf courses, Meadowbank Sports Centre and many delightful walks through the Queen's Park and Arthur's Seat, which is only a stones through from the property.

There is a regular bus service minutes from the property which will take you west to the city centre or east via Portobello into the heart of East Lothian. Ideally located within walking distance of the iconic Arthur's Seat and close to a range of local amenities, the flat enjoys excellent transport links and is an ideal base for exploring the city.

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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