

15/6 Clockmill Lane

MEADOWBANK, EDINBURGH, EH8 8HY



Modern two-bedroom, top-floor apartment that is a few minutes' walk to the wide-open spaces of Holyrood Park



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McEwan Fraser is delighted to present this modern two-bedroom, top-floor apartment that is a few minutes' walk to the wide-open spaces of Holyrood Park. This lovely flat offers a light and spacious interior with crisp neutral décor and a contemporary finish throughout. Benefits include gas central heating, double glazing, a secure entry system, and a secure car park. The property is offered to the market CHAIN FREE.

THE LOUNGE/KITCHEN



Internally the accommodation is arranged around a central hallway that includes integrated storage. There is also access to loft space for additional storage. The principal living space is a generous, dual-aspect kitchen living room that boasts enormous floor space that will give new owners the scope to create their ideal entertaining space. Neutrally finished, floods of natural light arrive through French doors which open onto a Juliet balcony. The kitchen includes a good range of base and wall-mounted units that offer ample prep and storage space. There is a mix of integrated and freestanding appliances.





Bedroom one boasts two integrated wardrobes, space for additional freestanding furniture and also benefits from access to an en-suite shower room. Bedroom two is a good-sized single which would make a fantastic nursery or home office. Finally, the master bathroom is partially tiled and finished with a white suite.

THE BATHROOM



BEDROOM 1



benefits from access to an en-suite shower room



BEDROOM 2

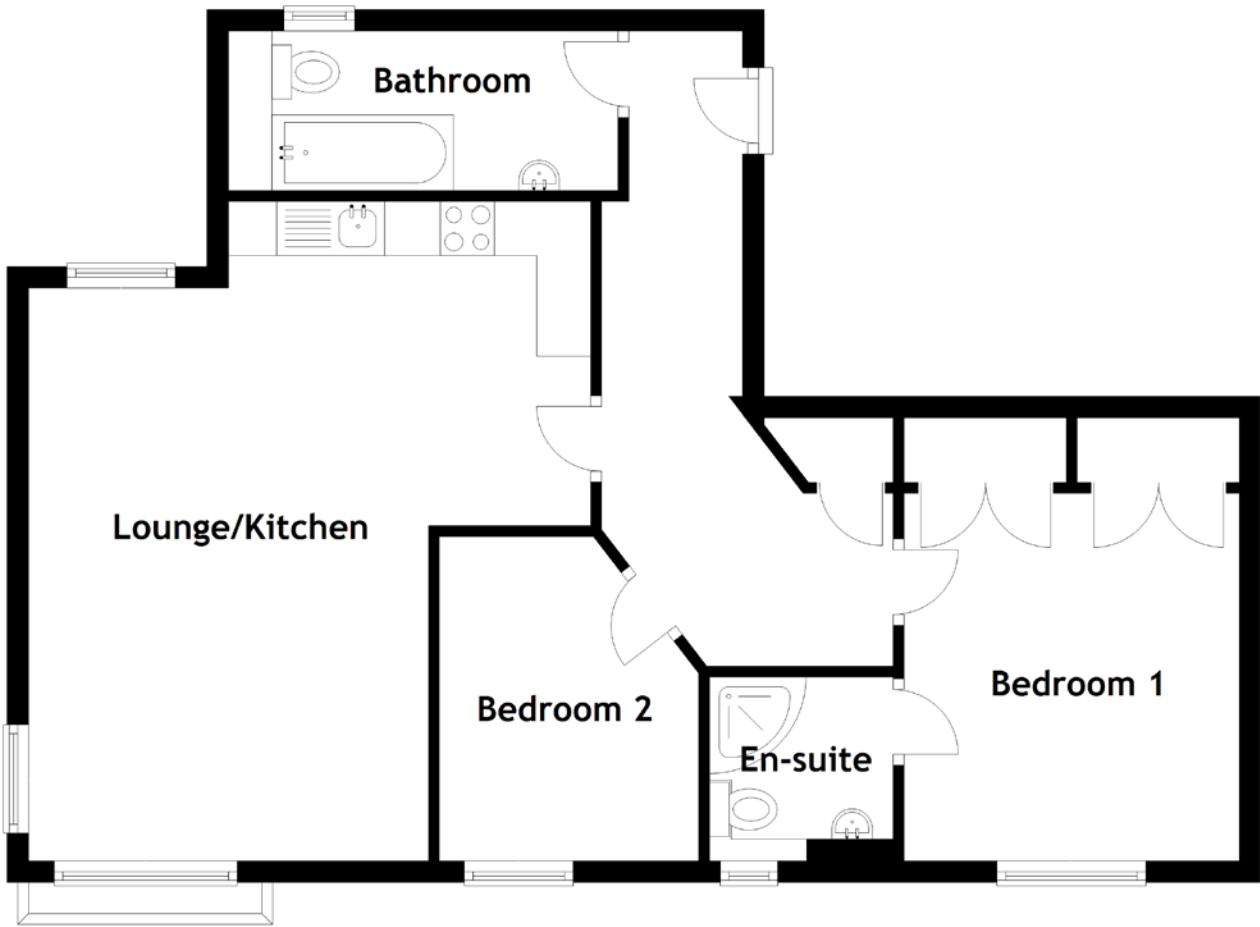


This property would make a superb first-time buy or sound buy-to-let investment and internal viewing is highly recommended to fully appreciate all the flat has to offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

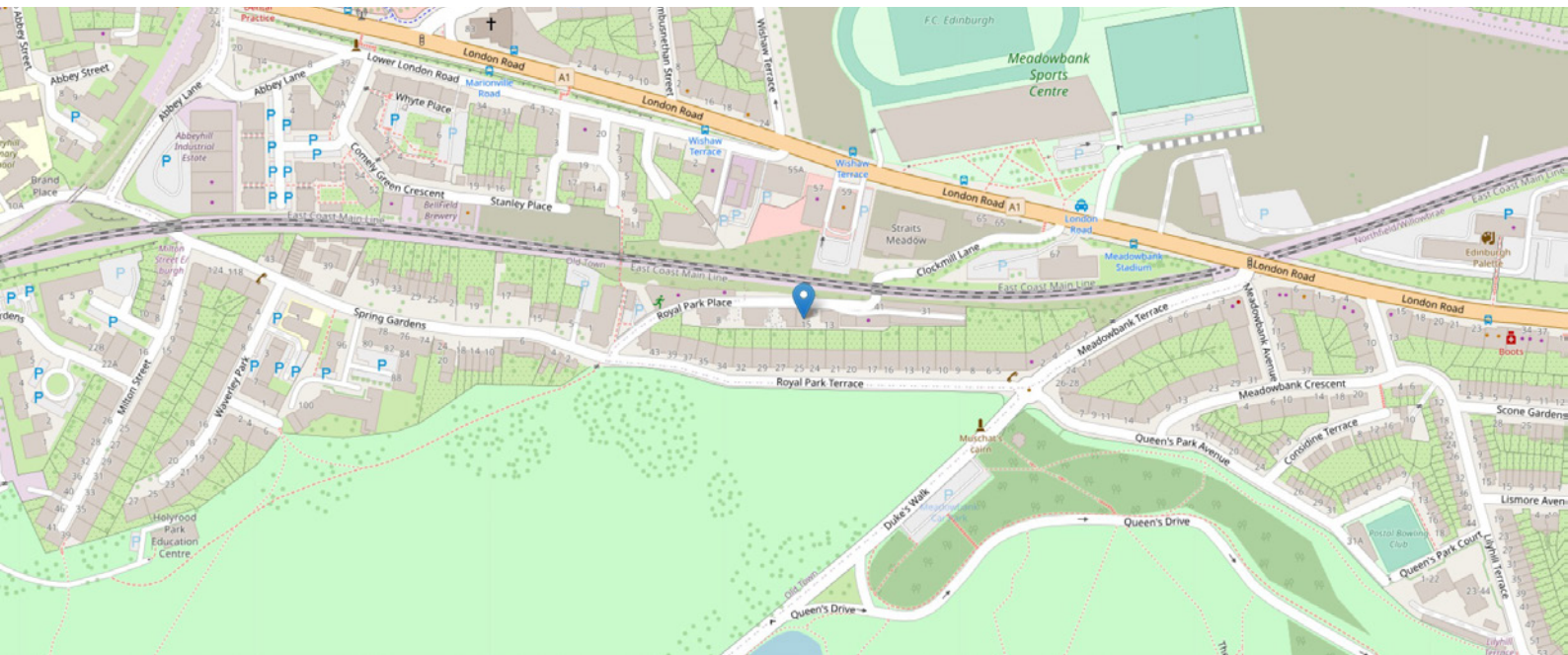


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 6.10m (20') x 5.20m (17'1")
 Bedroom 1 3.40m (11'2") x 3.10m (10'2")
 En-suite 1.70m (5'7") x 1.70m (5'7")

Bedroom 2 3.00m (9'10") x 2.40m (7'10")
 Bathroom 3.60m (11'10") x 1.48m (4'10")

Gross internal floor area (m²): 66m²
 EPC Rating: B



THE LOCATION

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.



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