

1F4, 3 Meadowbank

EDINBURGH, EH8 8JE



IMMEDIATELY ADJACENT TO THE
ENTRANCE OF HOLYROOD PARK



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Part exchange available! McEwan Fraser is delighted to present this generous one-bedroom flat to the market. The property is spacious, well presented, and occupies a corner position opposite the entrance to Holyrood Park, a wonderful resource to have immediately on your doorstep. A flat of this calibre would make an excellent first time buy or sound buy-to-let investment.

The internal accommodation is focused on a spacious living room with high ceilings, feature fire place and abundant natural light. The proportions on offer give plenty of flexibility for different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space. The adjacent bedroom enjoys fitted wardrobes and ample space for a full suite of bedroom furniture. There is a large galley kitchen with a full range of base and wall-mounted units which offer plenty of prep and storage space. Gas hob and electric oven are integrated and space is provided for further free-standing appliances. Internal accommodation is completed by a partially tiled bathroom with a three-piece white suite that includes shower over bath.

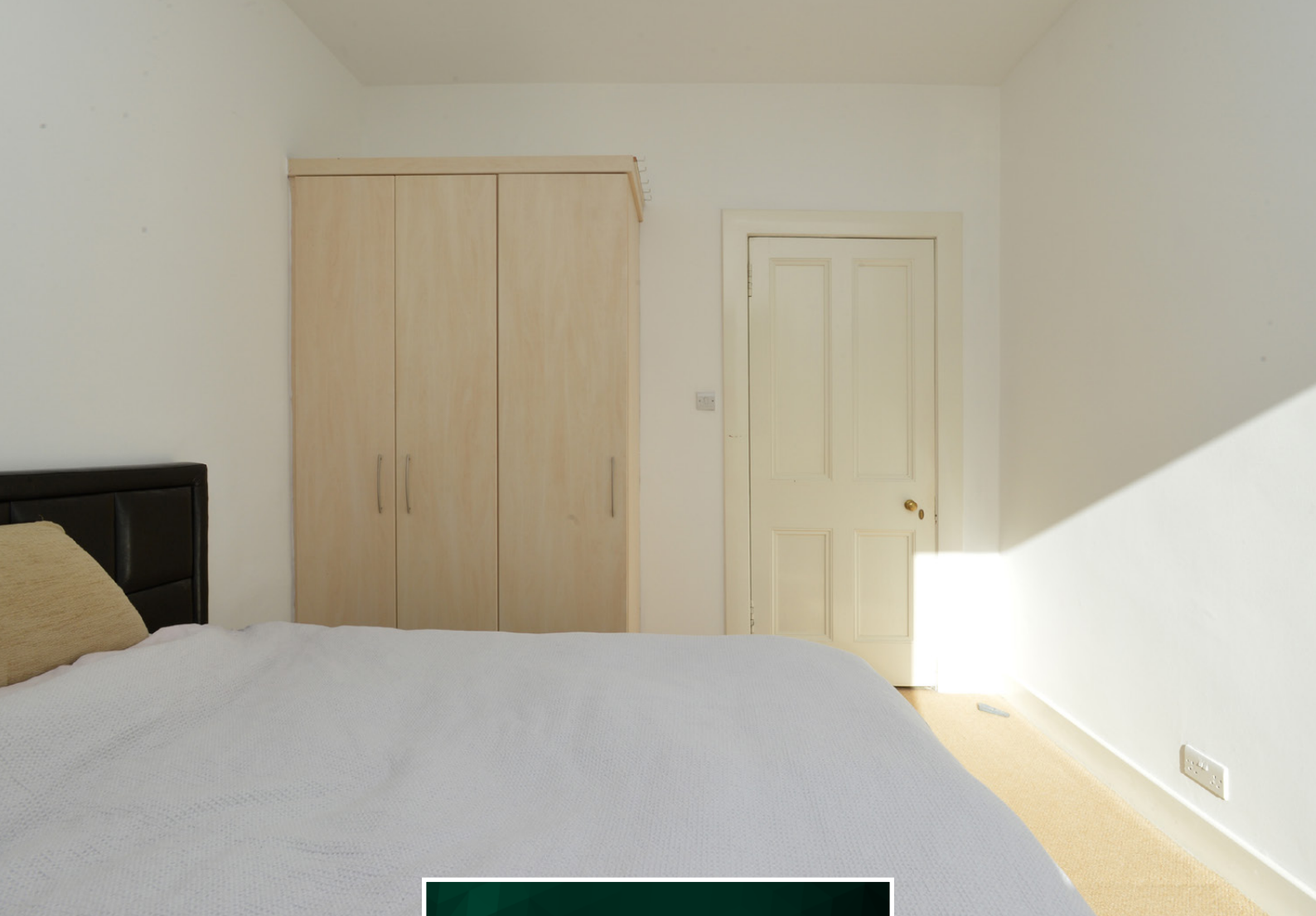
Further benefits include gas central heating, double glazing, communal garden, and secure entry system.

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“...A SPACIOUS
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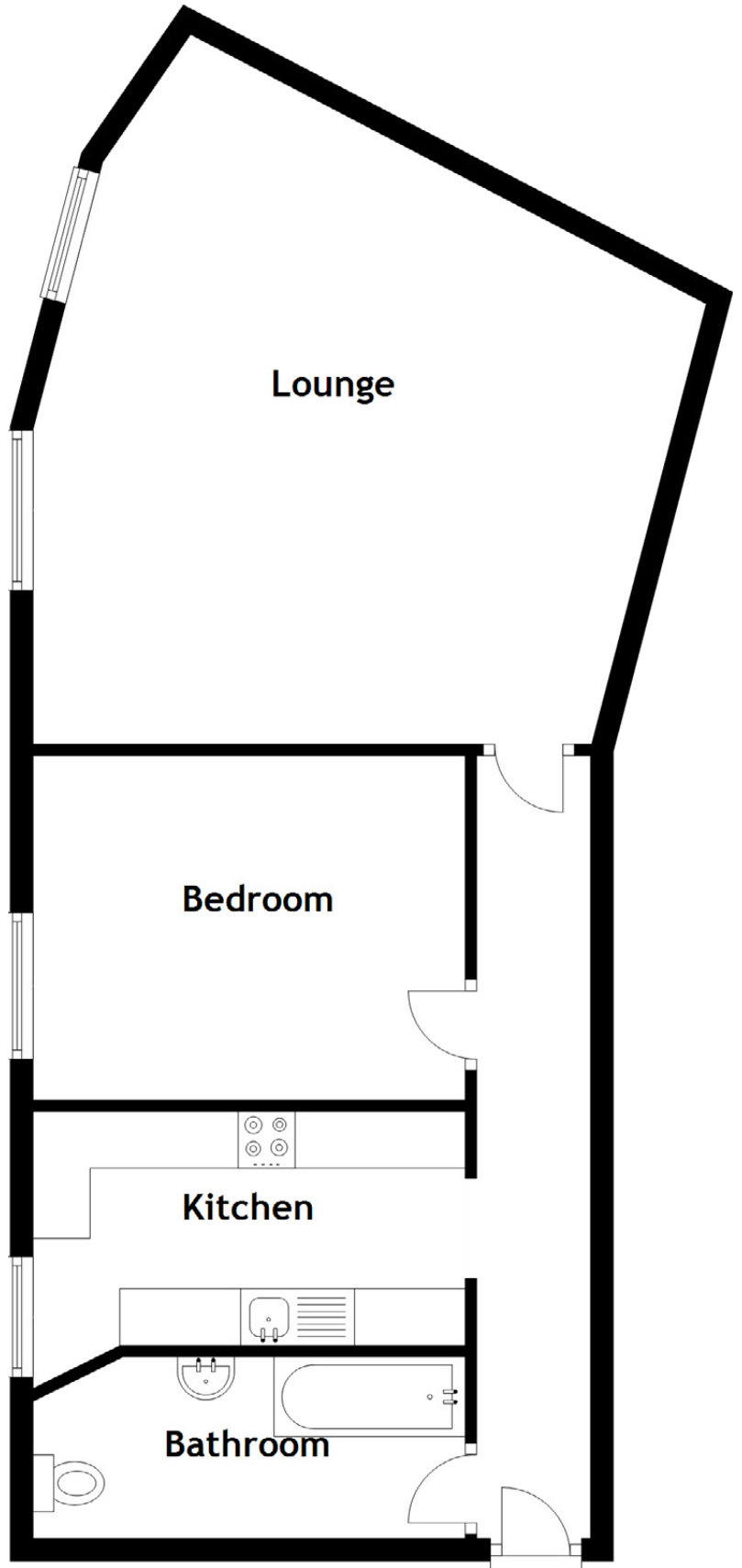
The Bedroom







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Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 5.58m (18'4")
Kitchen	3.80m (12'5") x 2.44m (8')
Bedroom	3.80m (12'5") x 3.03m (9'11")
Bathroom	3.80m (12'5") x 1.60m (5'3")

Gross internal floor area (m²): 61m²

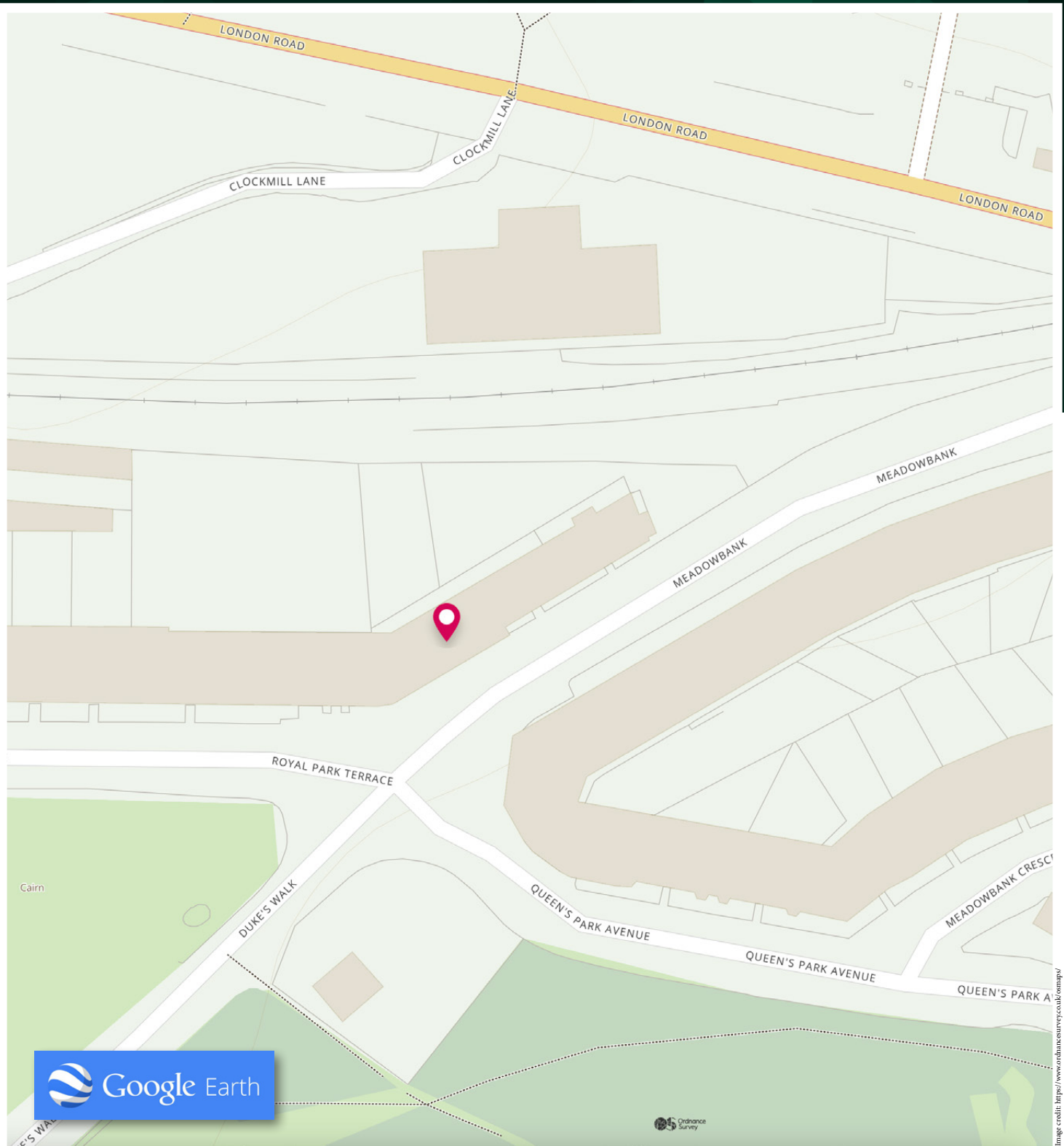
EPC Rating: C





The ever popular Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including the impressive Meadowbank Retail Park, home to Sainsbury's, Marks & Spencer and TK Maxx. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities can be found and Holyrood Park is close-by. The exciting new St James Quarter at the east end boasts a variety of shops and eateries. The new Meadowbank Stadium, which is only a short walk away, is scheduled for completion soon. An efficient public transport network operates to most parts of the town and surrounding areas and the city bypass and main motorway networks are also within easy reach.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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