

Flat 11, 6 Meadowbank Crescent

MEADOWBANK, EDINBURGH, EH8 7AH



Stylish two bedroom top floor tenement flat with communal garden, excellent views and presented in walk-in condition



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McEwan Fraser is delighted to present this beautiful, bright and spacious two-bedroom tenement flat to the market. 6 Meadowbank Crescent enjoys an elevated position above the surrounding streets and the top floor position affords a view across surrounding streets towards the Firth of Forth and the Fife coastline. Internally, the property is presented in excellent internal order and has retained plenty of period character. Excellent potential as a first-time buy and presented to the market CHAIN FREE.

THE LIVING ROOM



The accommodation is focused on a stunning and naturally bright lounge which boasts ample space for a variety of different furniture configurations. This will allow an incoming purchaser the chance to create their ideal entertaining space. The living room has retained plenty of period character with high ceilings, ornate coving and wood panelling around the bay window.



THE KITCHEN



The ultra-modern fitted kitchen is open into the living room and includes a generous range of base and wall mounted units, topped with wooden work surfaces, that offer plenty of prep and storage space for the aspiring chef. There is also a full range of integrated appliances and a recessed alcove for a freestanding fridge freezer.





THE BEDROOMS

The master bedroom is a well-proportioned double overlooking the communal rear garden. Neutrally finished, this bedroom boasts ample floor space for a full range of bedroom furniture. The second bedroom is a good-sized single which could double as a home office.



THE BATHROOM

Accommodation is completed by the bathroom which is fully tiled and includes a contemporary white suite with shower over bath.



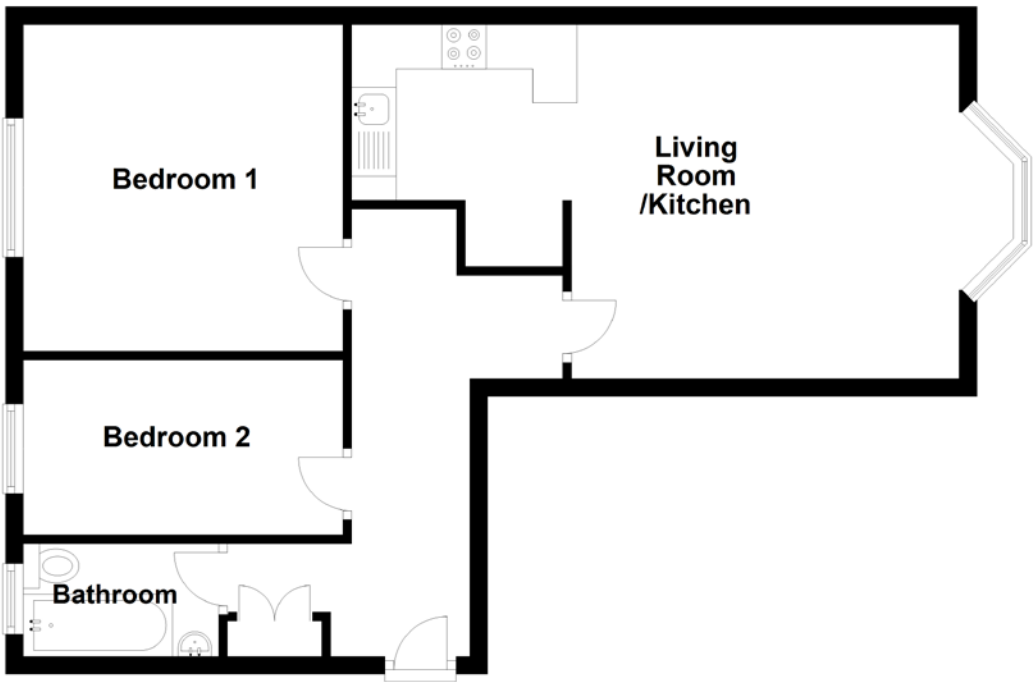
Further benefits include gas central heating, double glazing, a secure entry system and a well maintained communal rear garden.

This is a very attractive property and viewing is highly recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

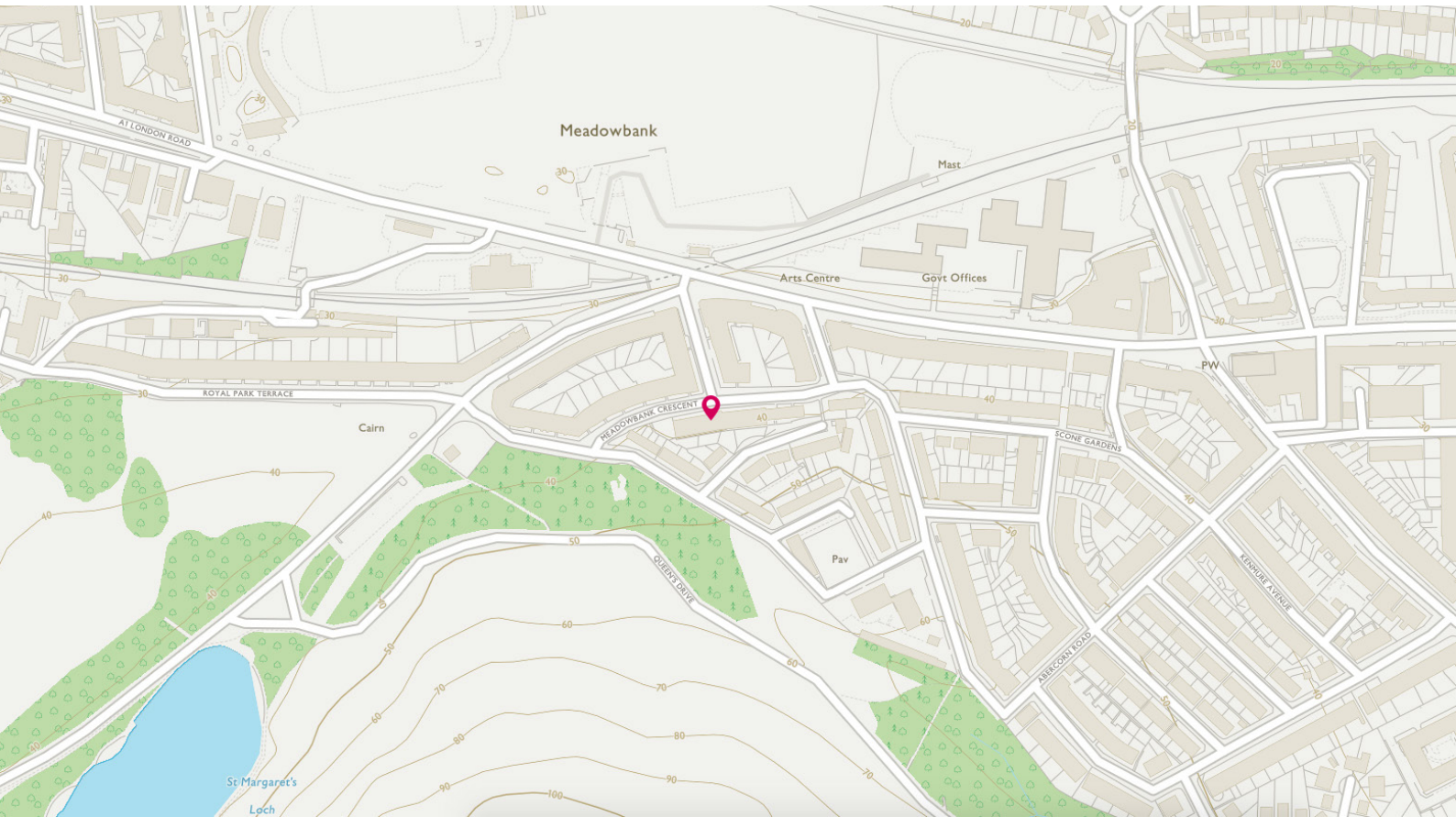
Living Room/Kitchen
Bedroom 1

7.46m (24'6") x 3.99m (13'1")
3.68m (12'1") x 3.55m (11'8")

Bedroom 2
Bathroom

3.60m (11'10") x 1.97m (6'6")
2.20m (7'3") x 1.27m (4'2")

Gross internal floor area (m²): 61m²
EPC Rating: D



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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