

3F2, 29 Marionville Road

EDINBURGH, EH7 5UD



*Beautifully Presented One-Bedroom Tenement
Flat - Great First-Time Buyer Opportunity*



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McEwan Fraser Legal are delighted to present this property, which offers a blend of period charm and modern comforts. This beautifully presented flat boasts spacious living areas, period features, and elegant finishes, all set within a highly sought-after location.

THE LIVING ROOM/KITCHEN



This property has an open-plan kitchen, dining, and living area, which is a standout feature of this flat, providing an ideal space for both relaxation and entertaining. The kitchen is well-equipped with ample storage, an integrated gas cooker, and an oven. The stylish teal cabinetry adds a contemporary feel, while the beautiful green tiling creates a harmonious and inviting atmosphere. Two large windows brighten the room, filling the space with natural light and making it feel open and airy.



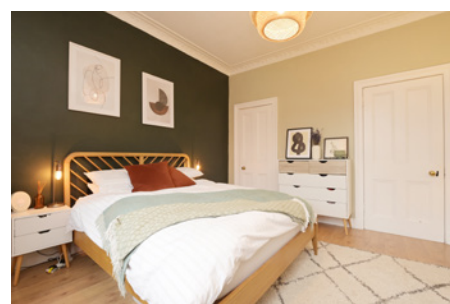


The hallway is bright and welcoming, with crisp white walls that make the space feel light and expansive. Its spacious design provides a smooth flow to all areas of the flat, making it the perfect entry point to this lovely home. The property's spacious bedroom is a serene retreat, featuring large windows that invite plenty of natural light. With high corniced ceilings, and a rich green feature wall which adds a sophisticated touch. Period features throughout the room create a timeless atmosphere, and the walk-in wardrobe offers generous storage space, perfect for keeping the bedroom clutter-free and tidy. The stylish bathroom is finished with white tiles and complemented by beautiful slate flooring, exuding both elegance and functionality. A long window allows lots of natural light to flood the space, enhancing the room's airy feel. The bathroom is equipped with both a bath and an integrated shower.

THE BATHROOM



THE BEDROOM & BOX ROOM



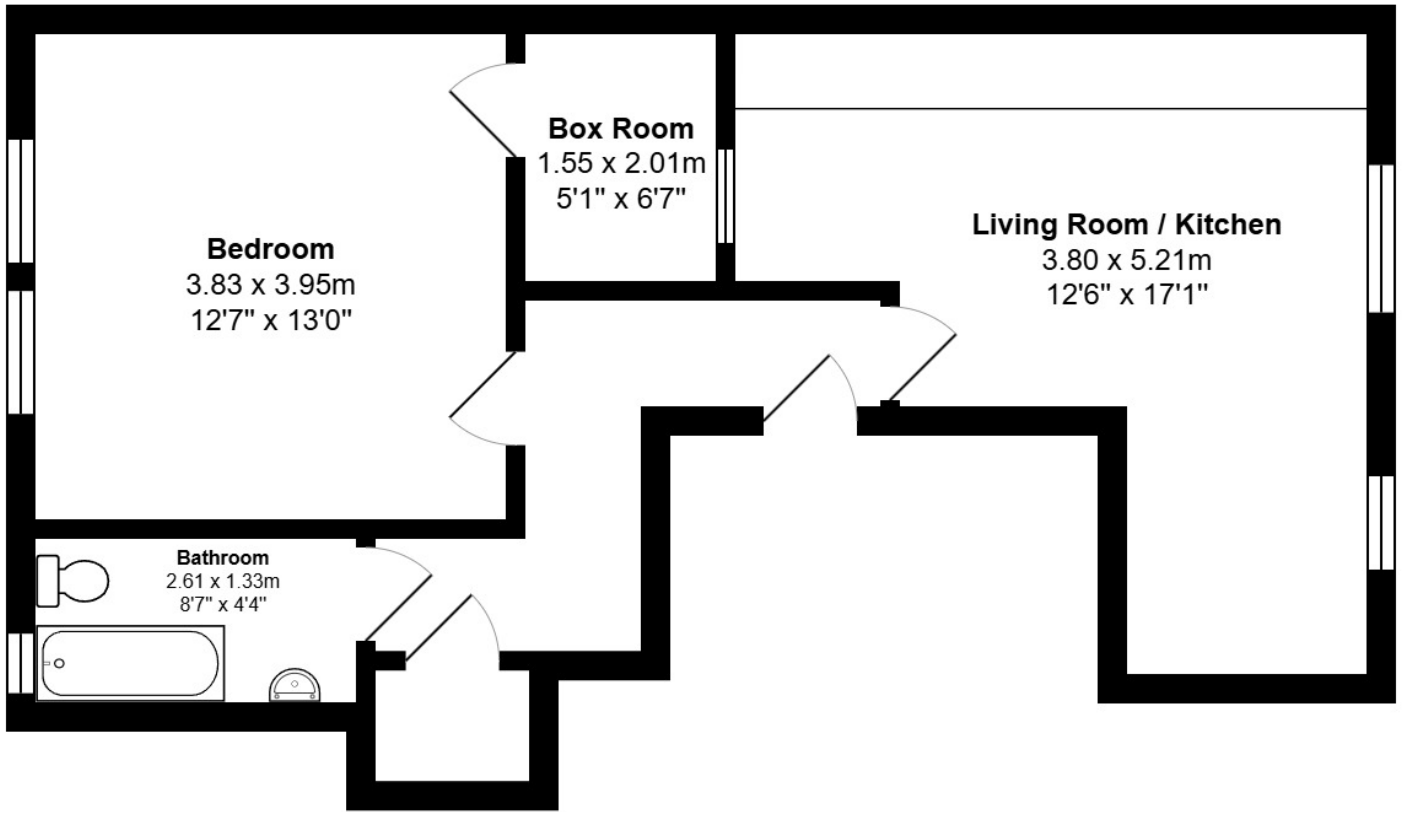
The property also benefits from a well-maintained communal garden, offering residents a tranquil outdoor area to relax and enjoy the surrounding greenery.

Marionville is a charming and peaceful area, offering the perfect balance of tranquility and accessibility. The property is just a short distance from Holyrood Park, offering residents easy access to stunning green spaces. With excellent transport links to the city centre, you'll find everything you need right on your doorstep, from local shops and cafes to schools and recreational facilities.

EXTERNALS

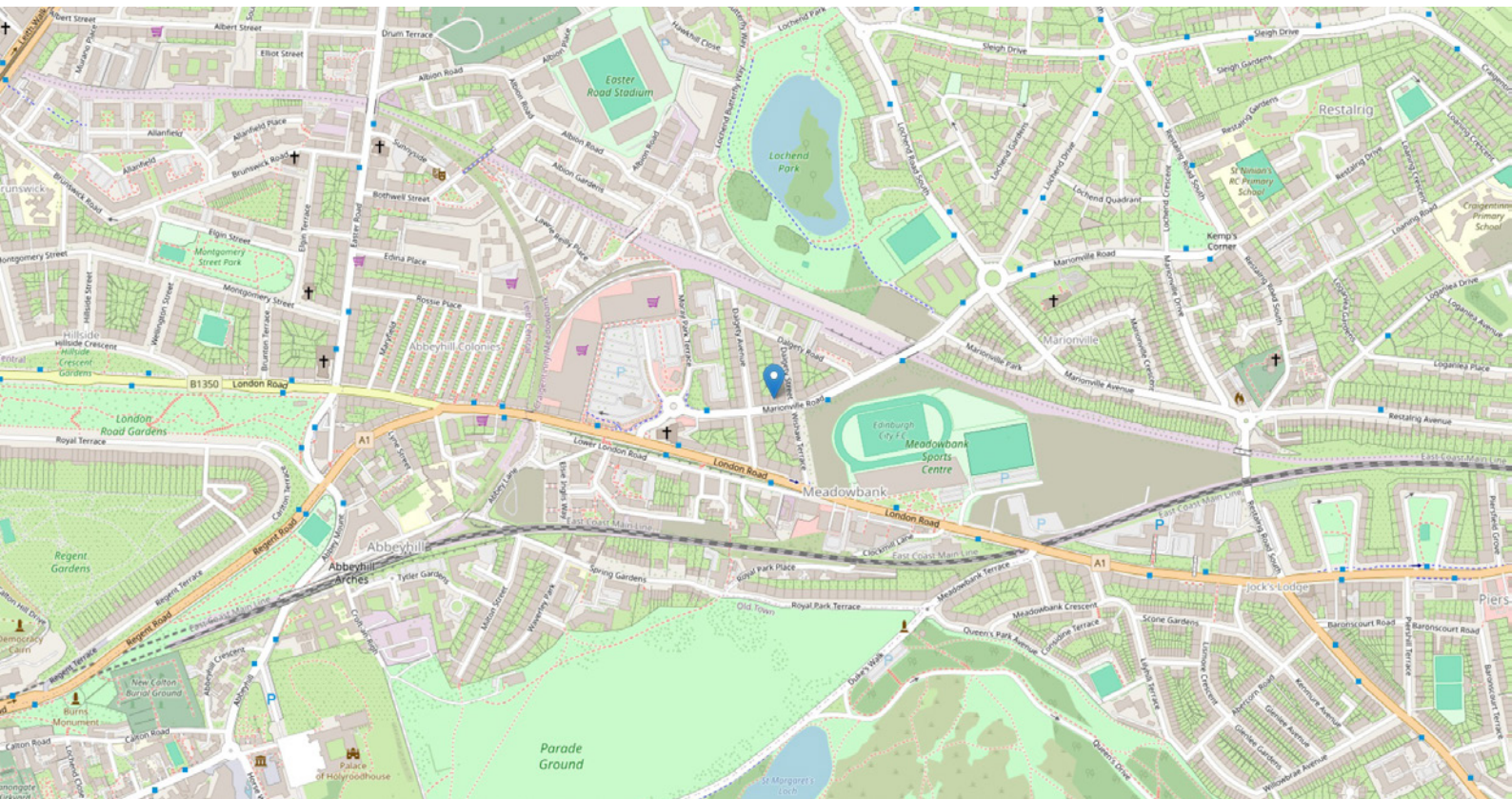


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 52m² | EPC Rating: C



THE LOCATION

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, and 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.



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