

15/6 Meadowbank Terrace

MEADOWBANK, EDINBURGH, EH8 7AS



*ONE BEDROOM FLAT, IDEAL FIRST HOME OR
INVESTMENT IN THE HEART OF MEADOWBANK*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to bring to market this beautifully presented one-bedroom flat on Meadowbank Terrace. The property is offered to the market in true walk-in condition and represents an ideal first home or investment opportunity, with the flexibility to configure into a two-bedroom layout.

Step through the front door and to your left is the bright and spacious living room. Built in 1890, the building retains its period charm with high ceilings and large windows, which flood this room with natural light. From here, you can access the box room, currently utilised as a walk-in wardrobe, either via the living room or directly from the hallway, giving it excellent versatility.

The Property

Continuing down the hall, you will discover the heart of the home, a generously proportioned kitchen with ample room for a full dining table. The kitchen is well-equipped with an integrated oven, grill, and a large five-ring gas hob. A washing machine and dishwasher are also included in the sale, alongside the added benefit of a handy pantry.





The well-proportioned double bedroom is at this side of the property, to the rear of the building and away from traffic noise.

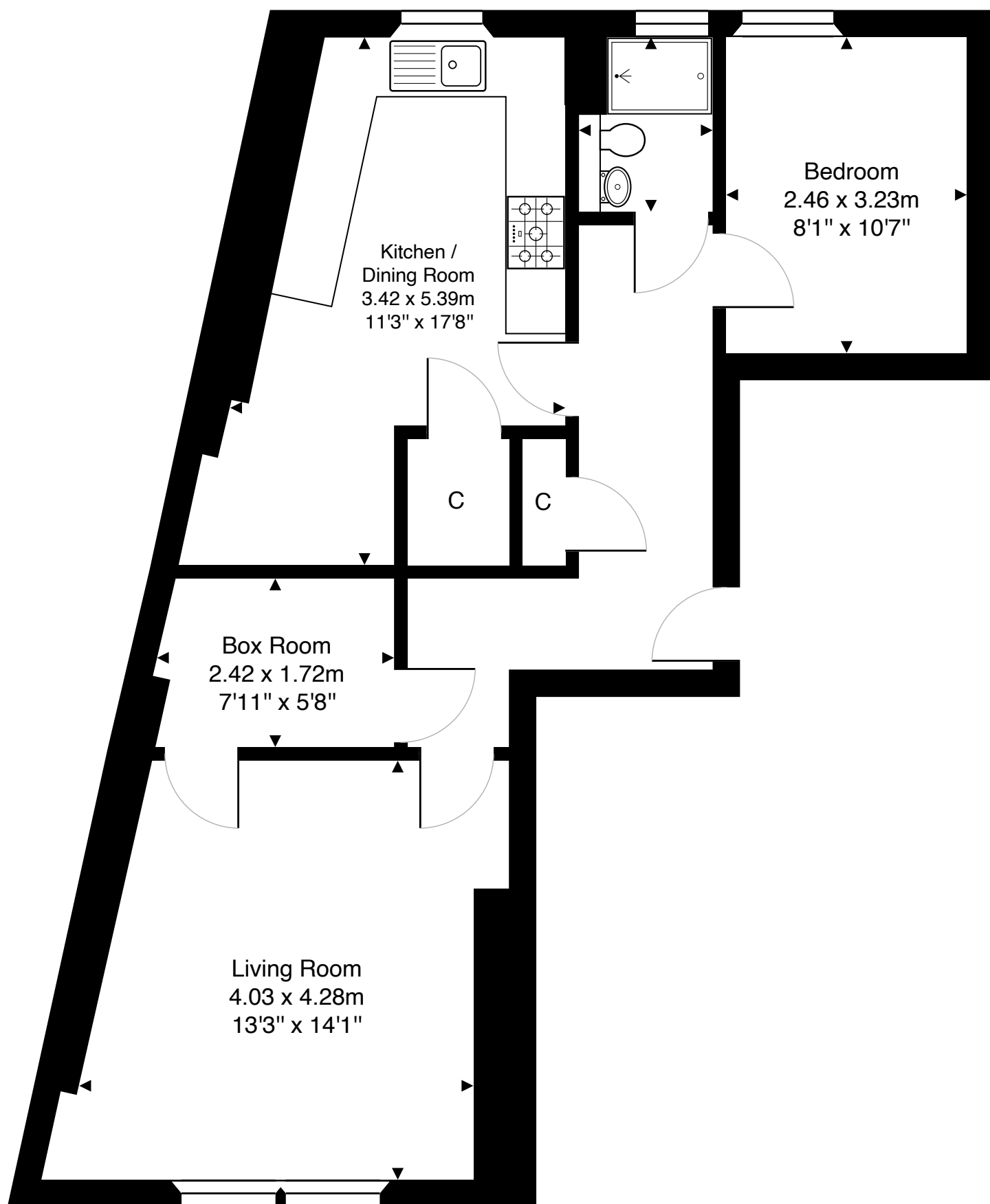




A modern three-piece bathroom suite completes the internal accommodation.







Gross internal floor area (m²): 55m²

EPC Rating: C



Externally, residents enjoy access to communal gardens, while on-street parking is also available. This is a charming flat that perfectly combines period character with modern living, and viewing is highly recommended.

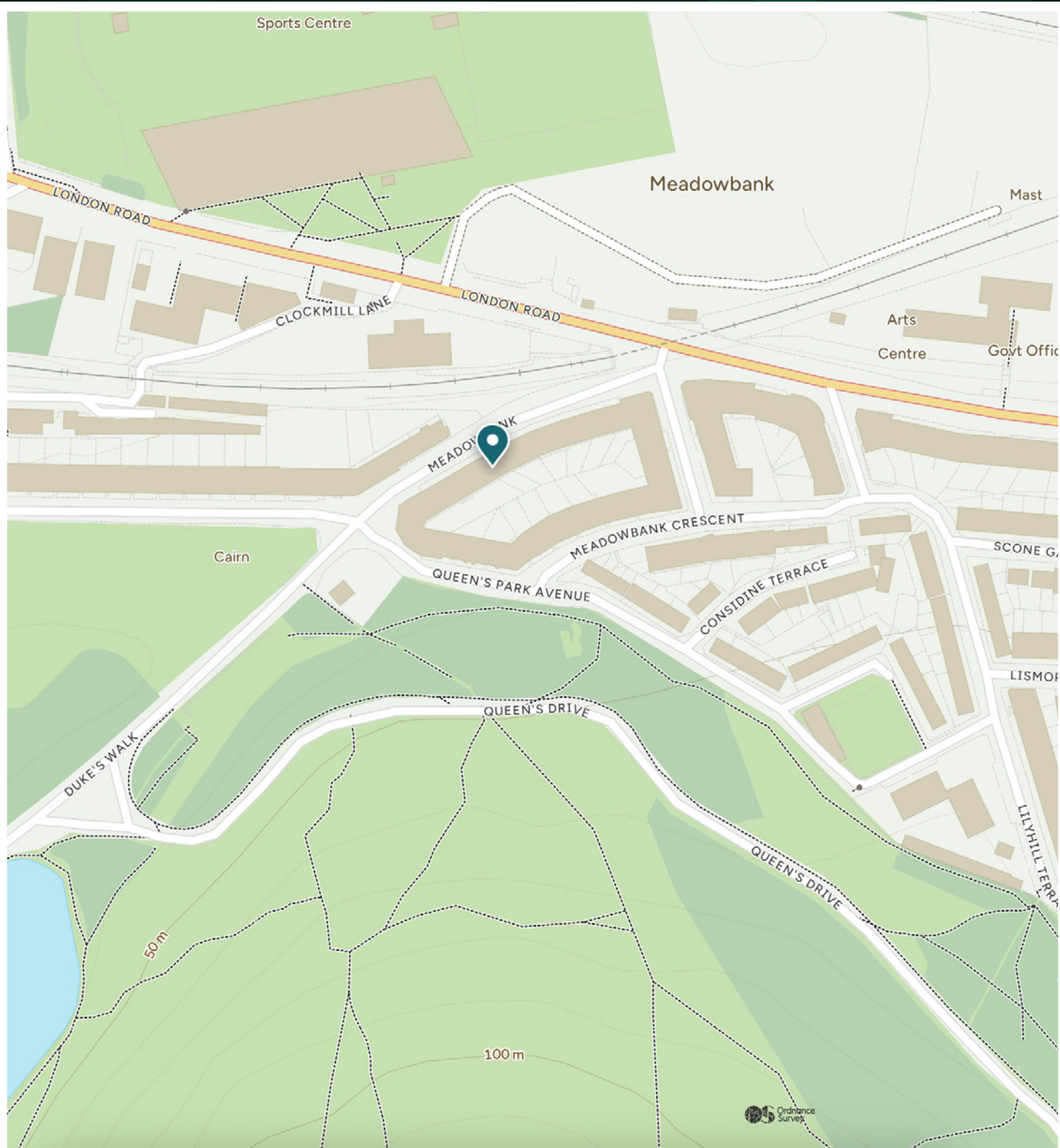




Meadowbank is a popular and sought after location, located to the east of the city centre. Within the vicinity there is an excellent range of local amenities, including local shopping, transport, recreational facilities. Local shopping facilities can be found within walking distance and the nearby Meadowbank 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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