

12/5 Meadowbank Crescent

EDINBURGH, EH8 7AQ



*SPACIOUS TWO BEDROOM FLAT
IN MEADOWBANK*



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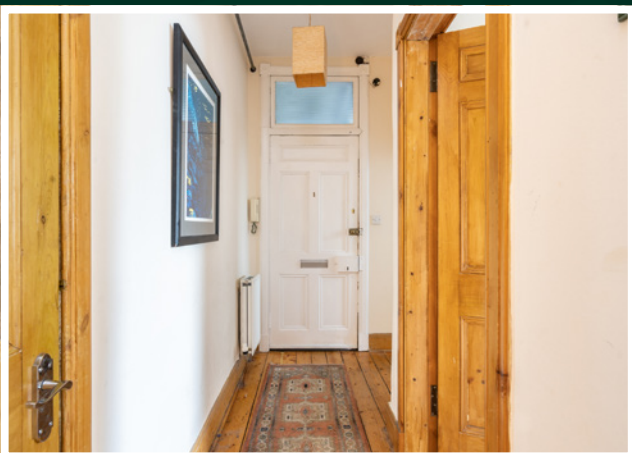


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McEwan Fraser Legal is delighted to present this spacious two-bedroom flat in Edinburgh's very sought-after Meadowbank area. Close by the city centre with plenty of walks and public transport to take you anywhere you wish to go.

Inside, the property comprises of a living room that is very generous in dimensions



and benefits from a bay window with double glazing and looks down the street and doesn't have a block of properties directly opposite allowing more light to flood into the room. There are timber floors, high ceilings with cornicing and ceiling rose and to finish off, the focal point of the room, the fireplace which has been used in recent years.







A fully equipped kitchen situated in what was the box room of the flat. Well proportioned and offers everything you need as an aspiring chef. From four ring gas hob, fan oven and integrated fridge freezer.





There are two bedrooms in the property which are good sizes and offer various possibilities for furniture arrangements.





Bedroom 2

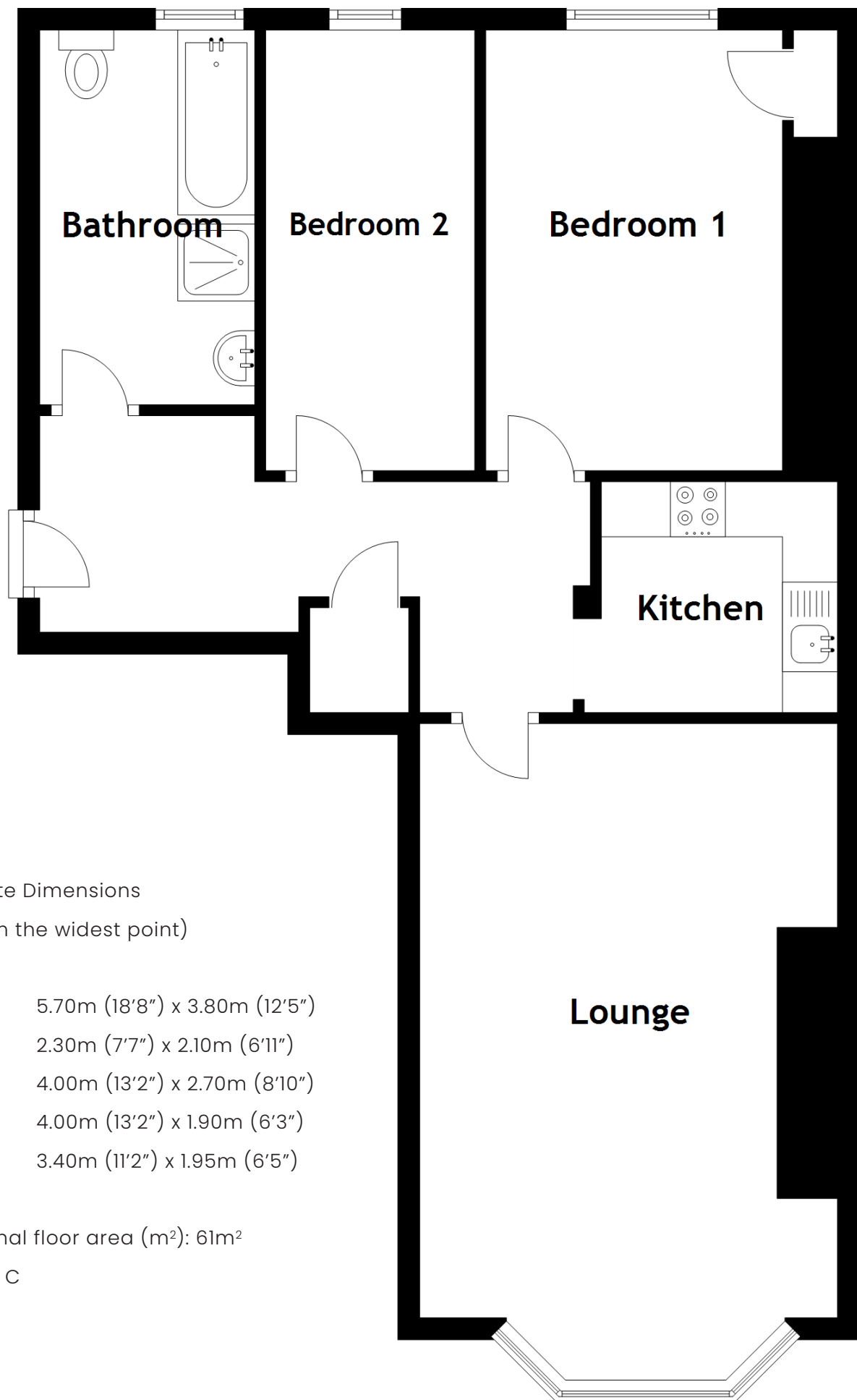




The flat has one main bathroom which actually fits a four-piece white suite. With shower, bath, WC and Sink albeit compact, it does work and shows what can be done in a relatively small space.







Approximate Dimensions

(Taken from the widest point)

Lounge	5.70m (18'8") x 3.80m (12'5")
Kitchen	2.30m (7'7") x 2.10m (6'11")
Bedroom 1	4.00m (13'2") x 2.70m (8'10")
Bedroom 2	4.00m (13'2") x 1.90m (6'3")
Bathroom	3.40m (11'2") x 1.95m (6'5")

Gross internal floor area (m²): 61m²

EPC Rating: C

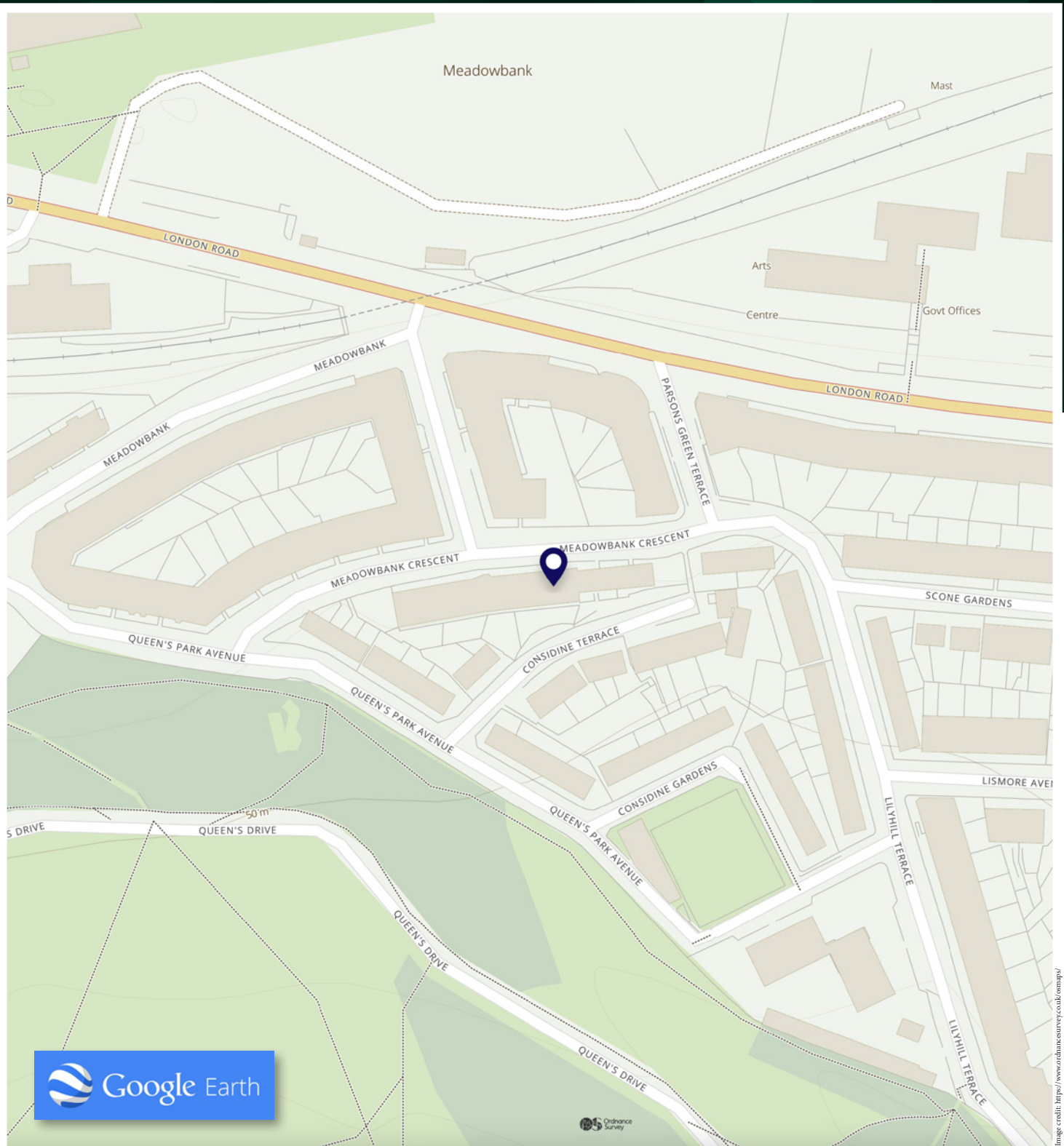
In addition to this, the property includes free on-street parking which may become permit parking in years to come as well as a mixture of double-glazed and single-glazed windows and gas central heating making for a warm home, year-round.





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



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Exchange
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