




McEwan Fraser Legal
Solicitors & Estate Agents
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11/6 Wolseley Place

MEADOWBANK, EDINBURGH, EH8 7AD

LOCATION

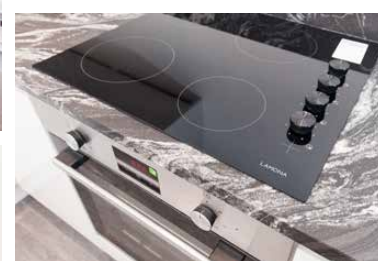


Meadowbank is a popular and sought after location to the east of Edinburgh city centre. Within the vicinity, there is an excellent range of local amenities, including; local shopping, transport, recreational facilities.

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, including;

many fine golf courses, Meadowbank Sports Centre and many delightful walks through the Queen's Park and around Arthur's Seat, which is only a stone's throw from the property. There are regular bus services

minutes from the property which will take you west to the city centre or east via Portobello into the heart of East Lothian.



An excellent opportunity has arisen to acquire this spacious two bedroom second floor flat, well located within the popular Meadowbank area of Edinburgh while making for an ideal city

centre residence or buy-to-let opportunity. Viewing of this property is highly recommended.

Internally this property is in immaculate decorative

order, having undergone a full renovation project approx. June 2018, while briefly consisting of; entrance hallway with a utility cupboard including granite worktop and a bright

and spacious lounge/kitchen/diner which benefits from an integrated ceramic 4 hob/oven, extractor hood, dishwasher, fridge/freezer, further granite worktops as well as period

features including beautiful cornicing, a bay window and an Edinburgh press cupboard. There is also a spacious master bedroom including a walk-in wardrobe, a further Edinburgh

press and a two-piece, partially tiled en-suite WC with chrome heated towel rail. Finally, there is an additional double bedroom and a three-piece, fully tiled bathroom with an

over-head shower and a chrome heated towel rail.

This property also benefits from; secure door entry system, gas central heating, full double

glazing, a communal garden to the rear of the property as well as more than adequate on-street parking to accommodate for residents and visitors alike.



SPECIFICATIONS



LOCAL AMENITIES



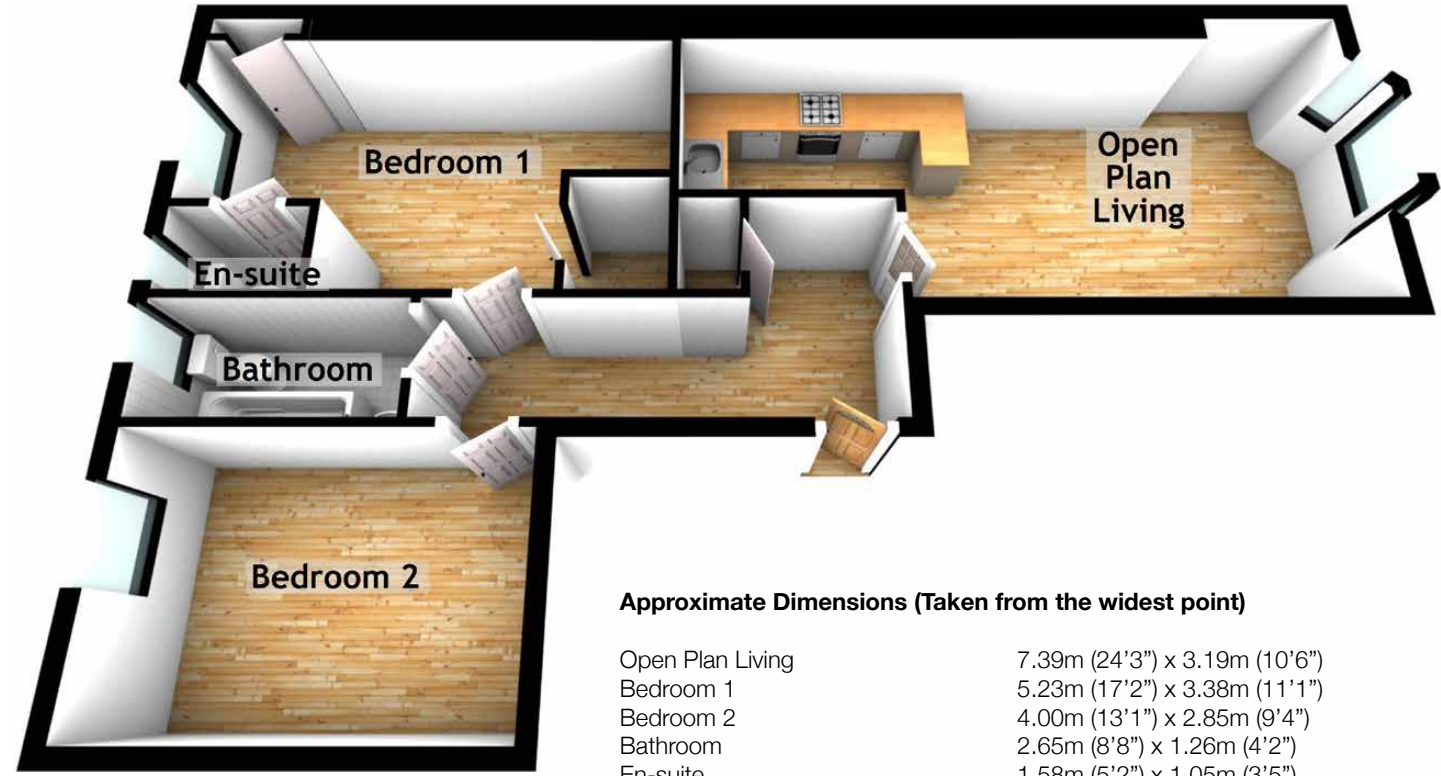
BUS LINKS



CITY PROPERTY



LEISURE FACILITIES



Approximate Dimensions (Taken from the widest point)

Open Plan Living	7.39m (24'3") x 3.19m (10'6")
Bedroom 1	5.23m (17'2") x 3.38m (11'1")
Bedroom 2	4.00m (13'1") x 2.85m (9'4")
Bathroom	2.65m (8'8") x 1.26m (4'2")
En-suite	1.58m (5'2") x 1.05m (3'5")

Gross internal floor area (m²): 64m² | EPC Rating: C

Extras (Included in the sale):

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

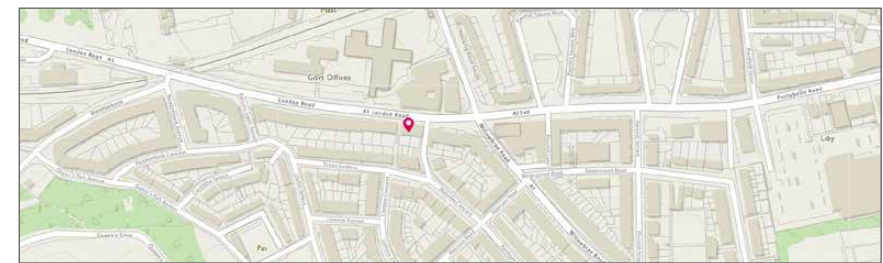


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>




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