



Beautiful three-bedroom penthouse flat well situated in sought-after Meadowbank and is presented to the market in superb condition throughout



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McEwan Fraser is delighted to present this beautiful three-bedroom penthouse flat to the market. The property is well situated in sought-after Meadowbank and is presented to the market in superb condition throughout. Alongside three well-proportioned bedrooms, the property boasts a stylish triple aspect open-plan lounge/kitchen, shower room, private terrace with views across the city centre and Arthur's Seat, secure car parking, lift, and a secure entry system.

THE LOUNGE/KITCHEN



Internally, the property is arranged around a central hallway which includes integrated cupboards for storage. The accommodation is focused on the large triple-aspect lounge/kitchen. The triple aspect, combined with the elevated position of the property, makes this a fantastically bright space which is further enhanced by neutral décor and quality laminate flooring. There is ample space for a variety of different furniture configurations ensuring plenty of flexibility to create your own ideal entertaining space.



The kitchen includes a full range of base and wall-mounted units with supporting island. There is plenty of prep and storage space for the aspiring chef alongside a full range of integrated appliances. The room also gives access to the terrace which is a real sun trap and enjoys lovely views towards Arthur's Seat.



THE ROOF TERRACE





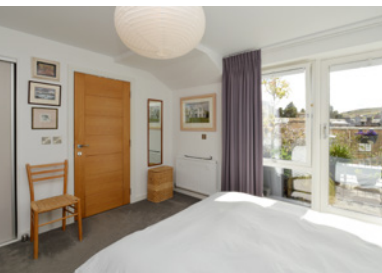
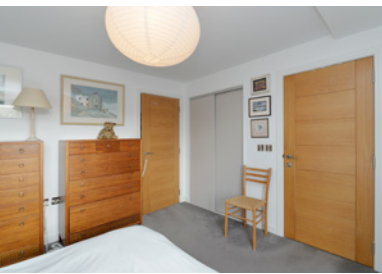
The master and second double bedrooms enjoy direct access to the terrace. The master bedroom is located by the entrance to ensure a minimum of noise transfer between itself and the kitchen reception. A generous double, there is plenty of floor space for a range of free-standing furniture to complement the integrated wardrobes. The attached en-suite shower room is finished to an exacting standard and includes a walk-in mains shower. The second and third bedrooms are both genuine doubles and include integrated wardrobes.

The internal accommodation is completed by a modern shower room, boasting a contemporary finish and a walk-in electric shower.

THE SHOWER ROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



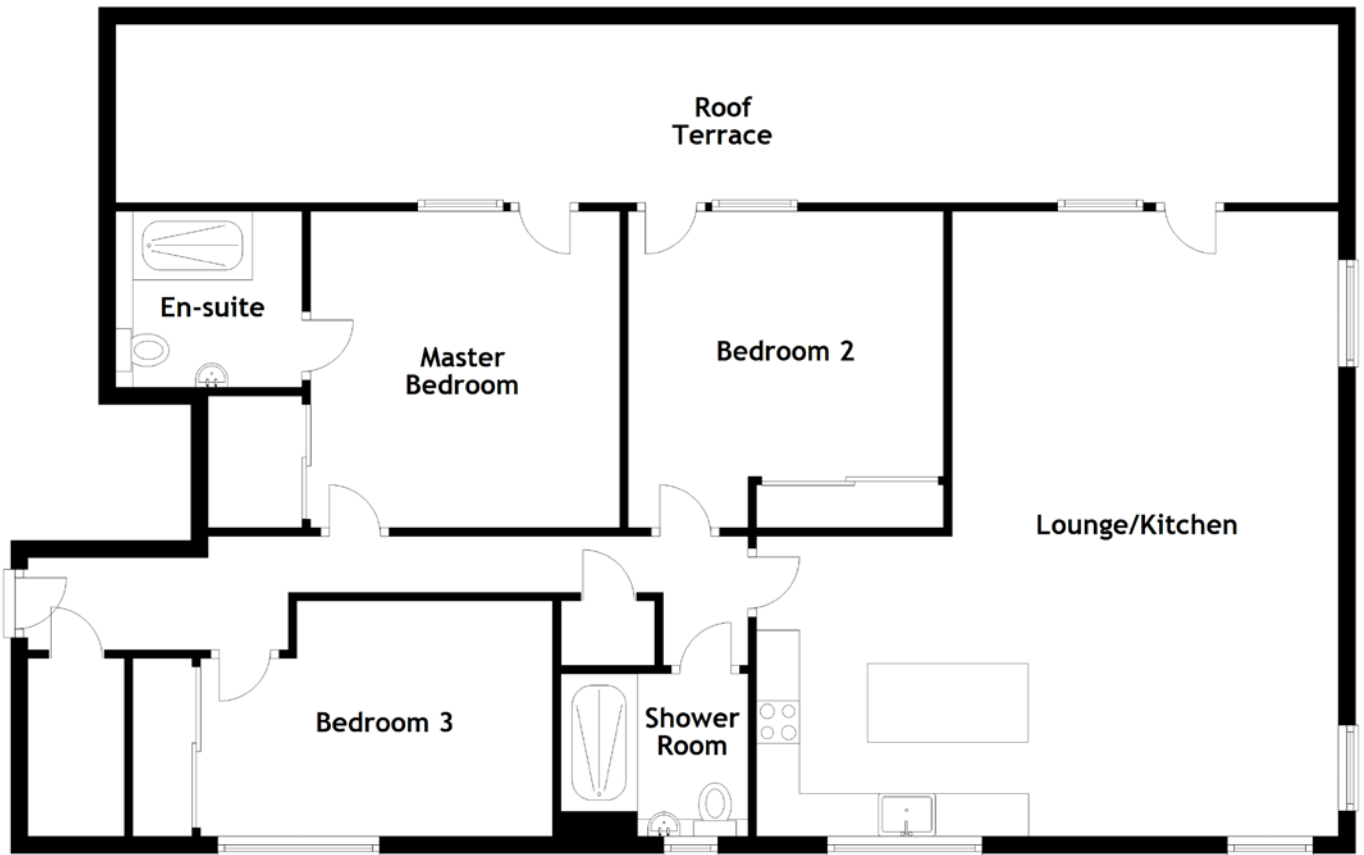
This is a show-stopping apartment and viewing is highly recommended.

EXTERNALS & VIEWS





FLOOR PLAN, DIMENSIONS & MAP

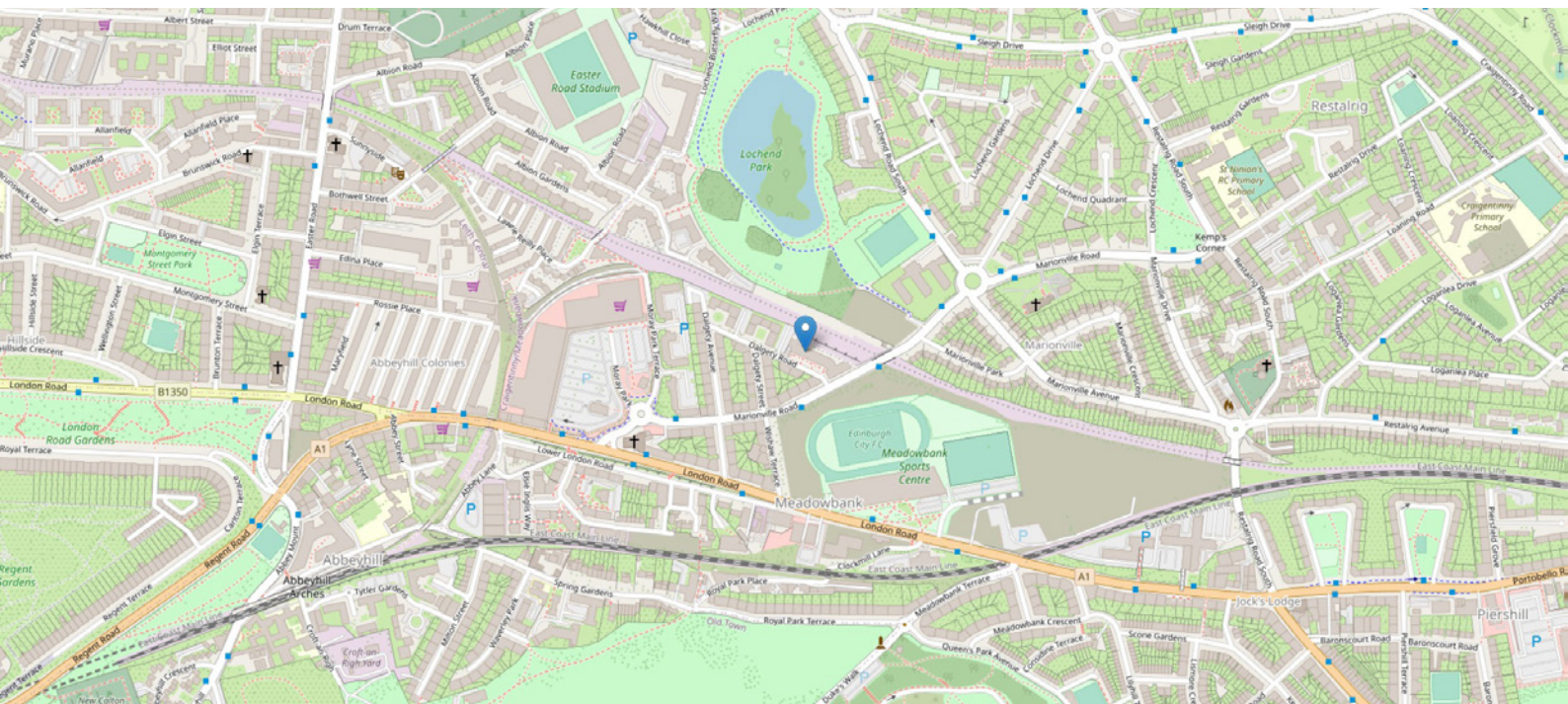


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 7.31m (24') x 6.81m (22'4")
 Shower Room 2.19m (7'2") x 1.90m (6'3")
 Master Bedroom 3.70m (12'2") x 3.62m (11'11")
 En-suite 2.18m (7'2") x 2.06m (6'9")

Bedroom 2 3.70m (12'2") x 3.69m (12'1")
 Bedroom 3 4.12m (13'6") x 2.75m (9")
 Roof Terrace 14.31m (46'11") x 2.08m (6'10")

Gross internal floor area (m²): 112m²
 EPC Rating: B



THE LOCATION

Meadowbank lies a short distance to the east of Edinburgh city centre. The area has an excellent range of amenities including local shops, cafes and bars. Further shopping is available at Meadowbank Retail Park, including a Sainsbury's supermarket.





Holyrood Park and Arthur's Seat are a two-minute walk away, while Portobello beach and promenade are within a short drive. Brand new sports facilities are available at the new Meadowbank Sports Centre. An efficient public transport system runs to and from the city centre and the city bypass and other main motorway networks are also within easy reach. Schooling is easily accessible from nursery through to senior level.



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