



A spacious ground-floor tenement flat with garden views, perfectly positioned within walking distance of Edinburgh city centre



0131 524 9797



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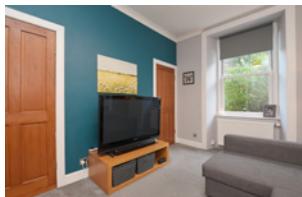


[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Set on the ground floor of a traditional tenement in the ever-popular Meadowbank area, this generously proportioned two-bedroom flat offers an excellent opportunity for a wide range of buyers. The property is ideally located within comfortable walking distance of Edinburgh city centre, while also benefiting from a peaceful residential setting.

# THE LIVING ROOM



The accommodation is well laid out and comprises a bright and welcoming living room and a separate fitted kitchen with views over the well-maintained communal garden.

# THE KITCHEN



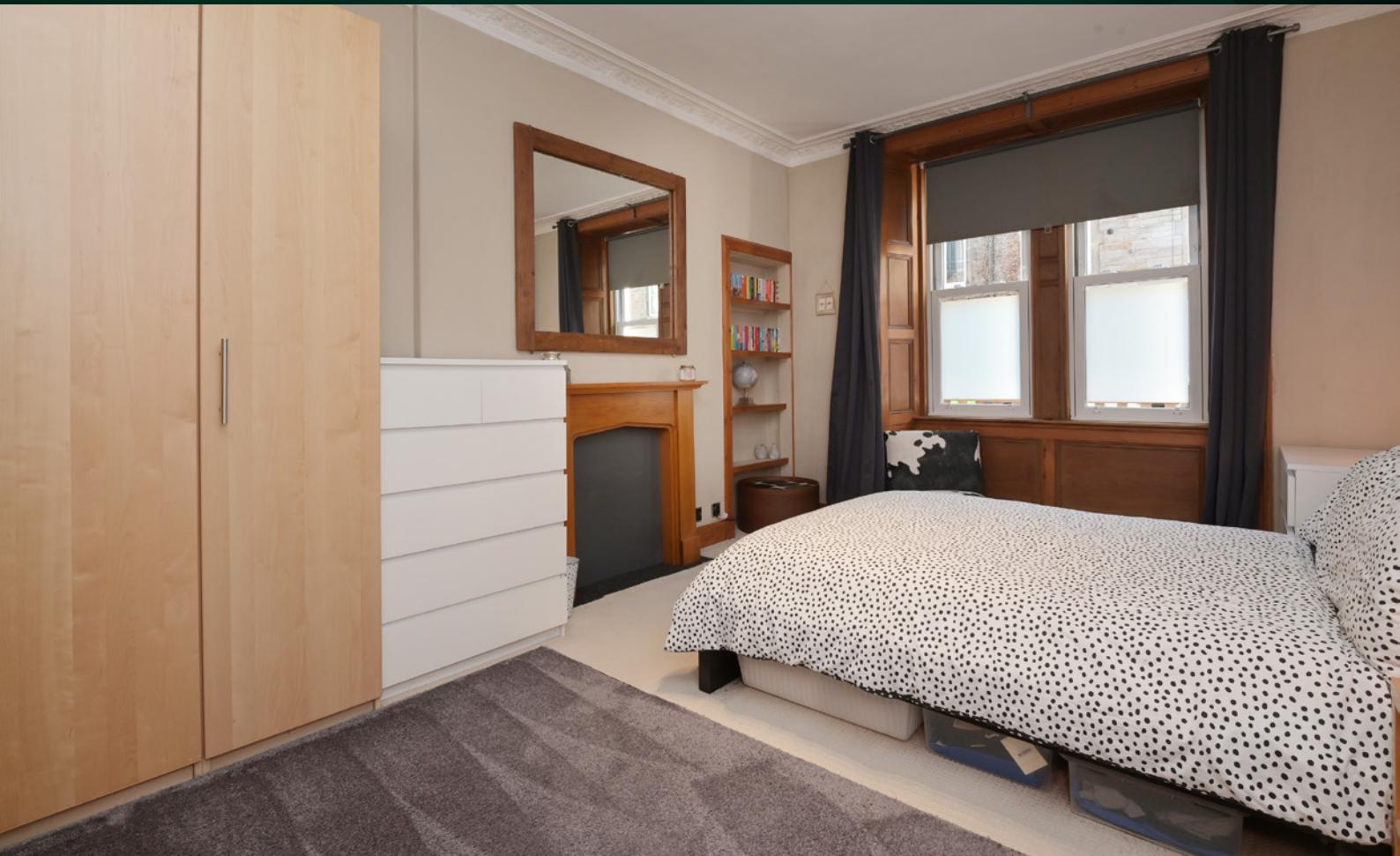


There are two spacious double bedrooms and a bathroom. Retaining attractive original tenement features, the flat combines period character with practical modern living.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

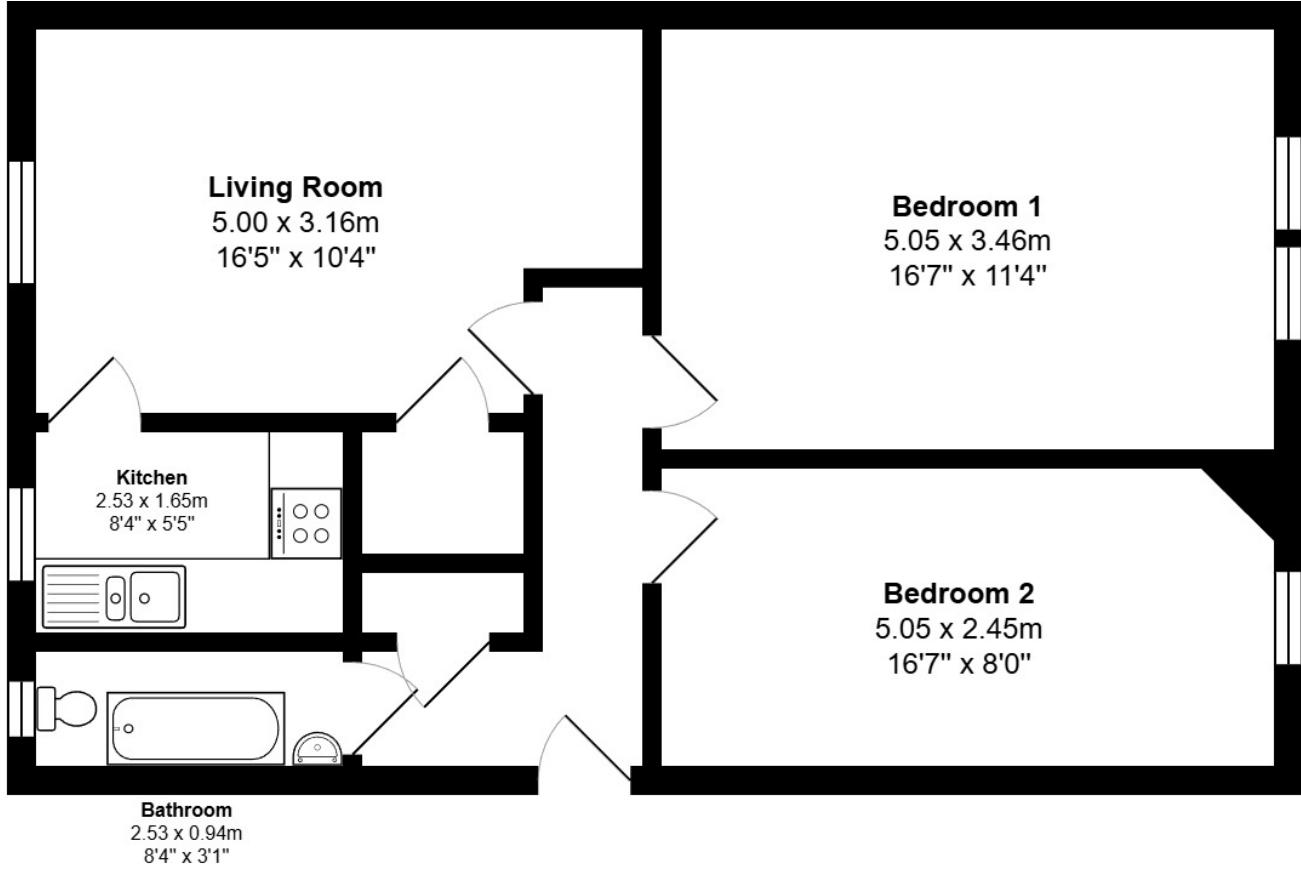


With its desirable location close to local amenities, green spaces, and excellent transport links, this charming home is perfectly suited to those seeking a city base with a sense of space and traditional appeal.

## EXTERNALS

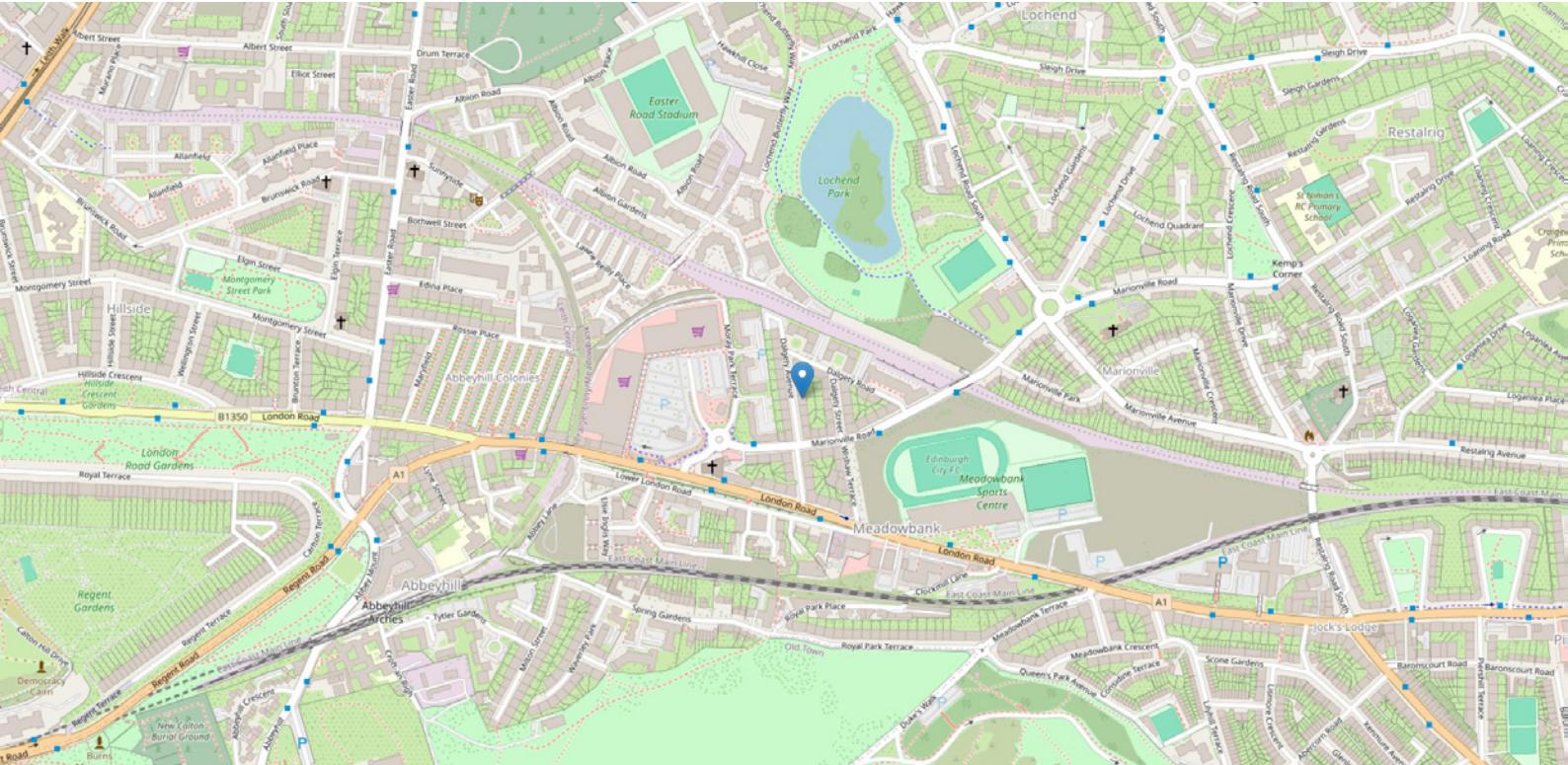


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup> | 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 stone's throw 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.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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