




McEwan Fraser Legal
Solicitors & Estate Agents
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9/6 Parsons Green Terrace

EDINBURGH, EH8 7AN



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Meadowbank has always been a popular and a sought after location, there are an excellent range of local amenities, including local shopping, transport, recreational facilities and good schools. There are major bus routes with easy access to city centre.

Local shopping facilities can be found within walking distance and the nearby Meadowbank Retail Park includes a large Sainsbury's supermarket which should provide for all your monthly requirements. There is also a Morrisons at Piershill and many local coffee shops and bars within the area.

There are many recreational facilities, including; many fine golf courses, and delightful walks through the Queen's Park and around Arthur's Seat, which is only a stone's throw from the property.

There is an excellent bus service directly outside the property which will take you west to the city centre or east via Portobello into the heart of East Lothian.

9 / 6 PARSONS GREEN TERRACE

SPACIOUS ONE BEDROOM FLAT IN MEADOWBANK

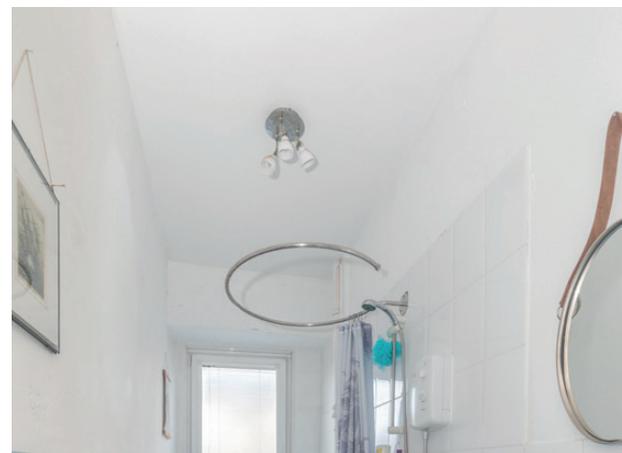
An excellent opportunity has arisen to acquire this especially spacious traditional one-bed top-floor tenement flat with additional box bedroom.

Internally this accommodation is all in good order, briefly consisting of a spacious entrance hallway, a bright and spacious lounge overlooking the front with decorative fireplace and period corning. The large kitchen provides ample wall and base units and includes an integrated hob/oven and extractor hood. This room also has ample space for a large dining table.

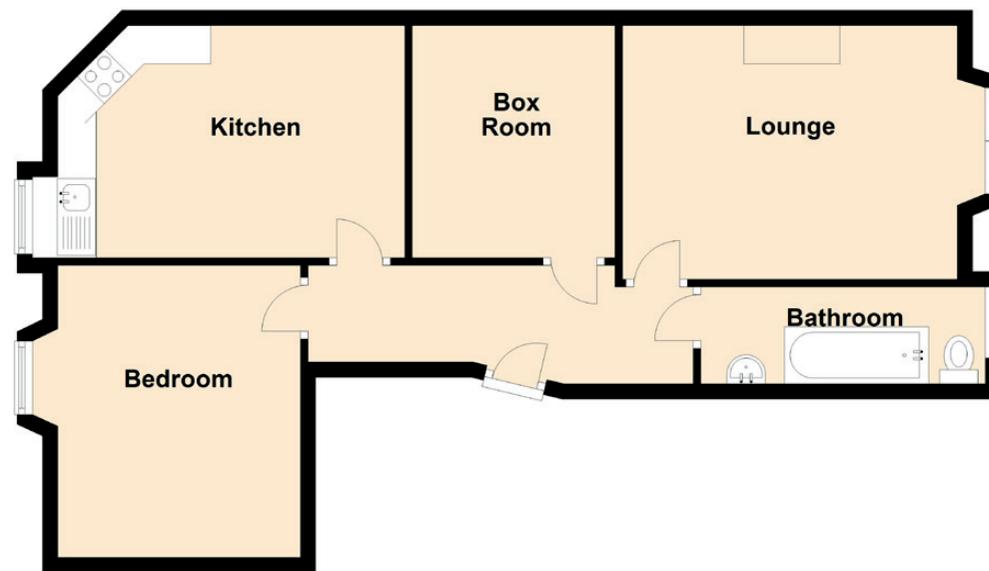
There is a spacious bedroom which is rear facing, which makes for a quiet and comfortable bedroom. There is also a very well proportioned internal box room, this room would make an excellent box bedroom or office space. The three-piece bathroom with shower completes the accommodation.

Further benefits include a secure door entry system and gas central heating. There is a communal garden to the rear of the property which can be accessed via the communal stairway. Adequate on-street parking can also be found on the surrounding streets to accommodate for both residents and visitors alike.





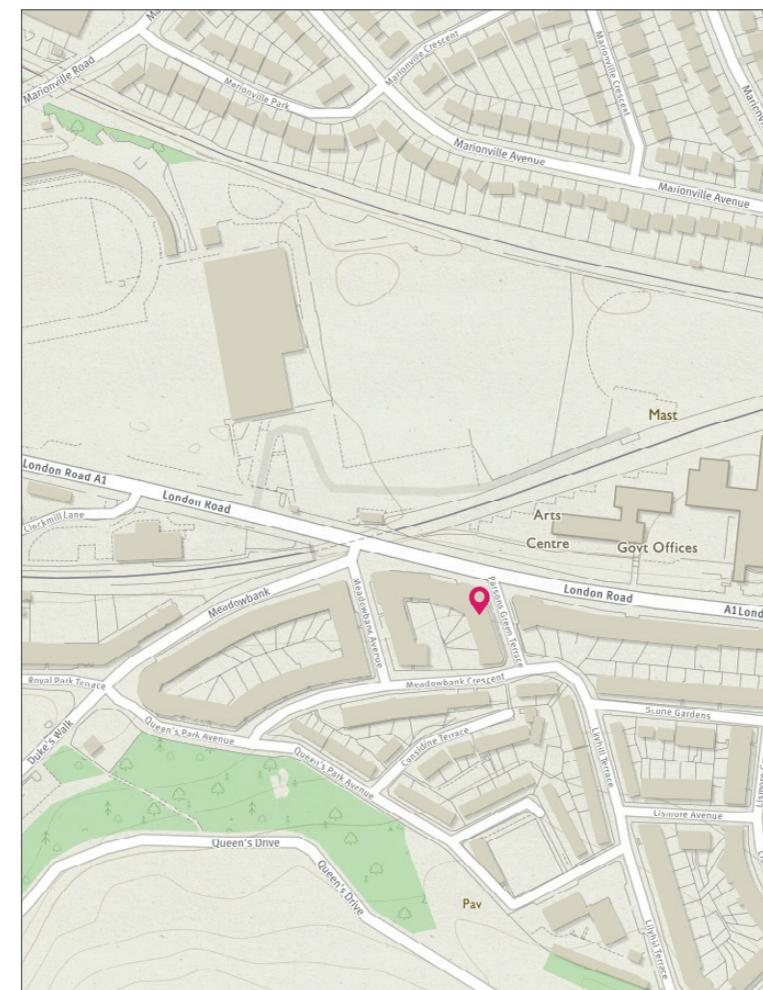
SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.36m (14'4") x 3.30m (10'10")
Kitchen	4.52m (14'10") x 3.02m (9'11")
Bedroom	3.80m (12'6") x 3.16m (10'4")
Box Room	2.95m (9'8") x 2.64m (8'8")
Bathroom	3.34m (10'11") x 1.26m (4'2")

Gross internal floor area (m²): 62m² | EPC Rating: D






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**Part
 Exchange
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