




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

149 Marionville Road

RESTALRIG, EDINBURGH, EH7 6BG



EDINBURGH

The property is situated in the sought after area of Marionville. There are regular public transport services to the City centre and many surrounding areas. Local shopping can be found at the Meadowbank Shopping Complex and the City Centre. Good schooling can be found at primary and secondary levels within the vicinity. Leisure and recreational facilities include the Meadowbank Sports Centre, Holyrood Park and Arthur's Seat.

149 MARIONVILLE ROAD

McEwan Fraser Legal are delighted to present to the market this spacious, two bedroom main door lower villa situated in the popular Marionville area of Edinburgh.

The accommodation is all in order with plenty of scope for some cosmetic upgrading.

Internally comprises of a spacious lounge with window to the rear with ample space for furniture arrangements and dining space. There is a fully equipped kitchen with wall and base units as well as all appliances. The two comfortable bedrooms provide adequate space for storage if required and a walk-in shower room with W.C completes the rooms.

A communal drying green is located at the rear of the property as well as a private section that is laid to lawn. The side and the front garden is private to this property with laid lawn and shrubbery.

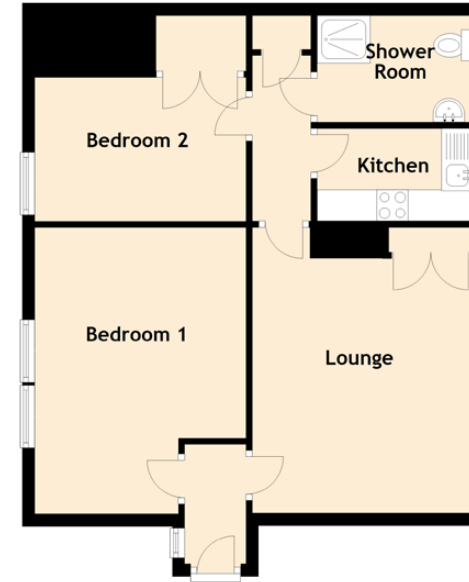
A full gas back boiler heating system has been installed with UPVC double glazed windows which should help ensure a warm yet cost effective living environment.

More than adequate additional parking can be found to the front of the property for both residents and visitors.





SPECIFICATIONS



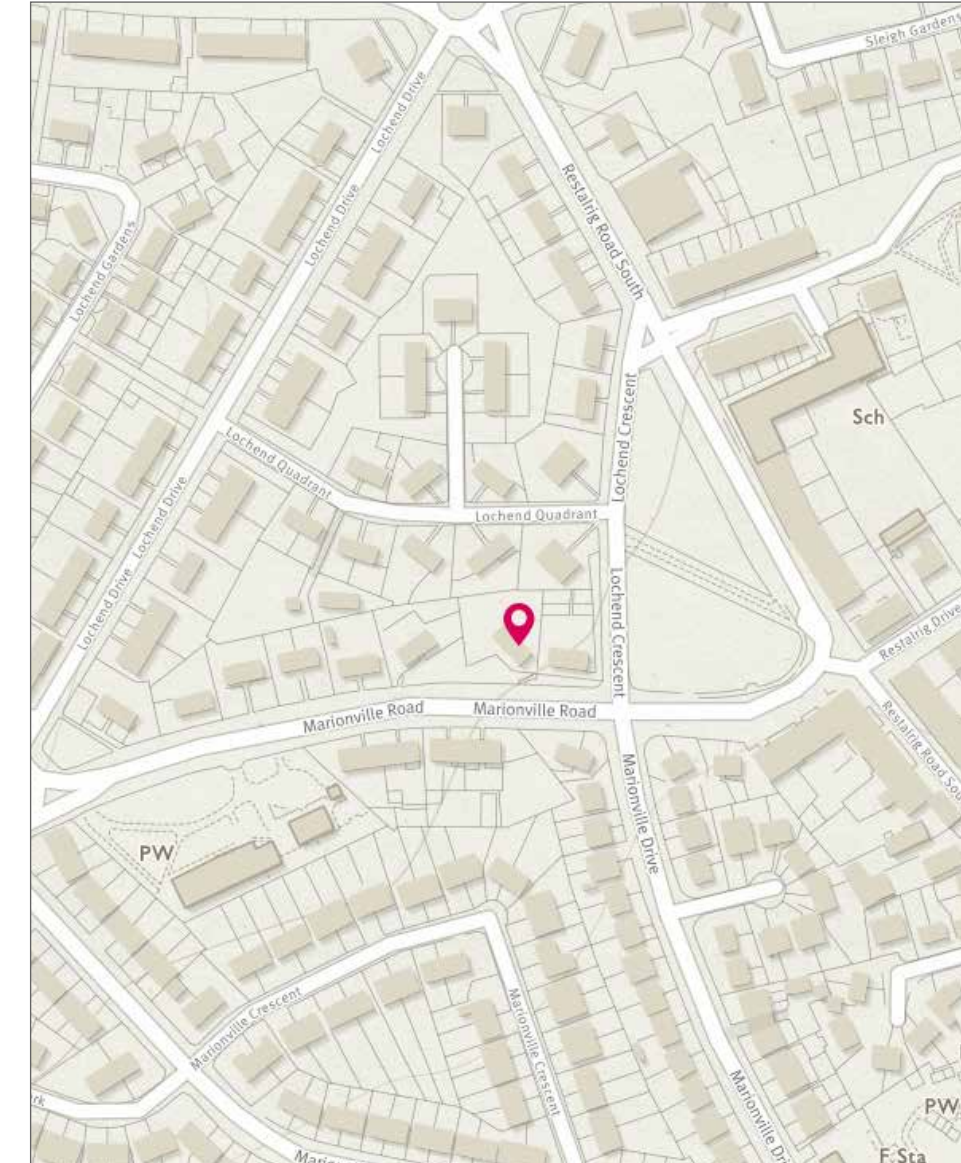
Approximate Dimensions (Taken from the widest point)

Lounge	4.57m (15') x 3.53m (11'7")
Kitchen	2.49m (8'2") x 1.48m (4'10")
Bedroom 1	4.58m (15') x 3.38m (11'1")
Bedroom 2	3.38m (11'1") x 2.30m (7'7")
Shower Room	2.37m (7'9") x 1.57m (5'2")

Gross internal floor area (m²) - 54m²

EPC Rating - D

Extras (Included in the sale): All fitted floor coverings, fixtures, fittings, white goods and appliances.






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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
GARY WALES
Surveyor



Professional photography
AOIFE MCDONALD
Photographer



Layout graphics and design
ABBEY TURPIE
Designer