

23/16 Maryfield

MEADOWBANK, EDINBURGH, EH7 5AR



*BRIGHT ONE-BEDROOM TOP-FLOOR FLAT
WITH VERSATILE HOME OFFICE/GUEST ROOM*



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Situated in the popular Meadowbank area of Edinburgh, 23/16 Maryfield, EH7 5AR is a well-positioned one-bedroom top-floor flat offering an excellent opportunity for first-time buyers, professionals or investors.

The property is finished in neutral tones throughout, creating a bright and versatile interior that can be easily personalised by a new owner. The accommodation is well proportioned and arranged to offer a practical, comfortable layout.

The living room and kitchen are joined, creating an open and sociable main living space. A large window allows an abundance of natural light to fill the room, enhancing the bright and airy feel. The living room also benefits from a built-in press cupboard, while the kitchen provides additional built-in storage, along with integrated cooking appliances and a standalone fridge freezer.







The bedroom is bright, spacious and finished in neutral décor, creating a calm and comfortable space with plenty of flexibility for furnishings and storage.





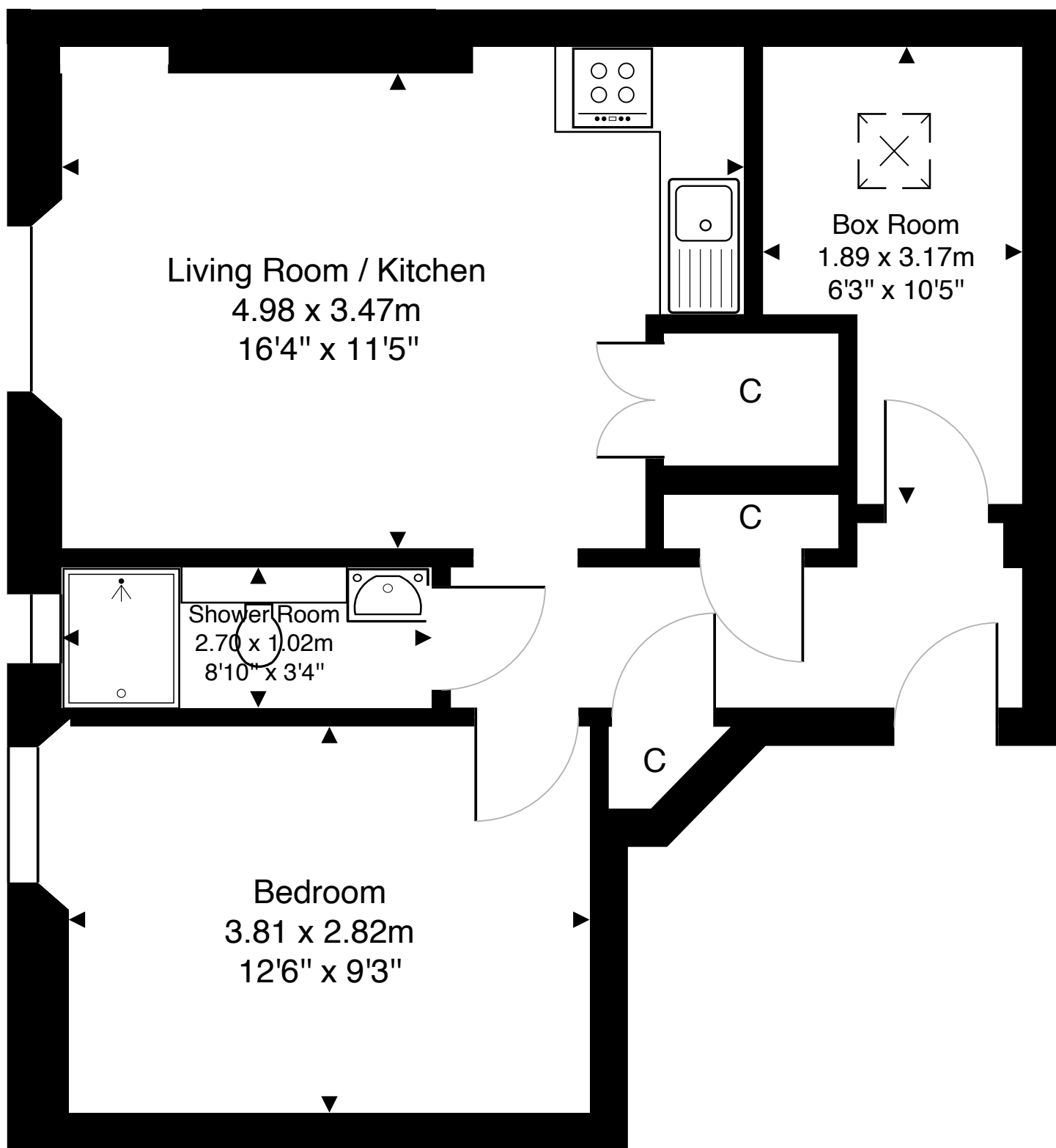
The property also benefits from a versatile multi-use room, currently utilised as a guest room and home office. This flexible space is further enhanced by a skylight, allowing additional natural light to enter the room.





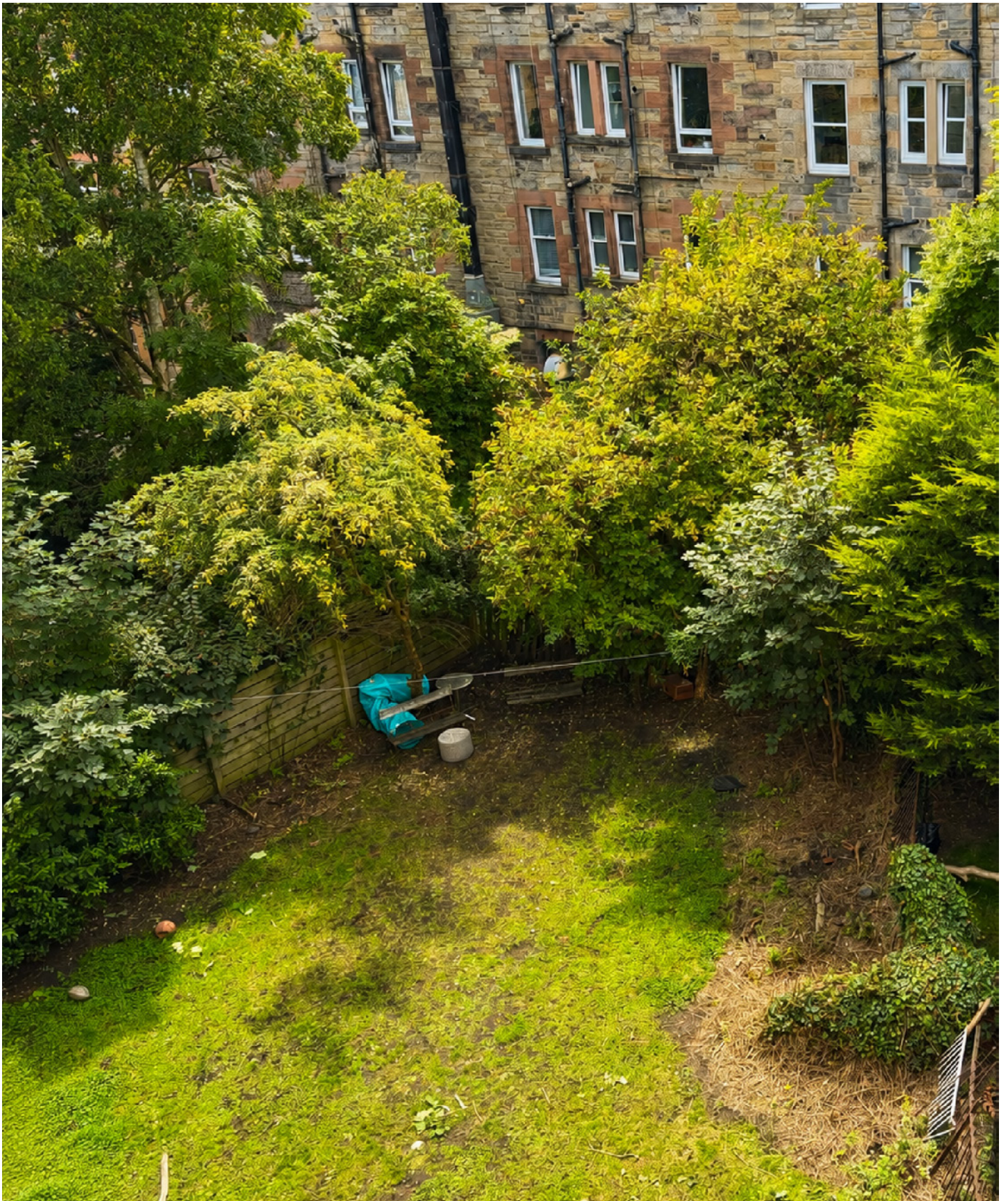
The shower room is bright and modern, finished with white walls and attractive pink tiling within the shower area, adding a contemporary touch of character to the space.





Gross internal floor area (m²): 42m²

EPC Rating: D



Externally, residents have access to a shared communal garden area, laid mainly to lawn and surrounded by mature trees, creating a pleasant green space to enjoy.

Its top-floor setting provides a good sense of privacy, while the location places the property within easy reach of a wide range of local amenities and transport links.



Meadowbank is a highly convenient area for access to Edinburgh city centre, with regular bus services and excellent road connections nearby. The property is also well placed for local shops, cafés and leisure facilities, as well as Holyrood Park, Arthur's Seat and the wider green spaces around the east side of the city.

With its neutral presentation, bright living space, spacious bedroom, flexible additional room, modern shower room, useful storage and communal garden, 23/16 Maryfield represents an appealing opportunity for buyers looking to secure a home in a well-connected part of Edinburgh.

The Location

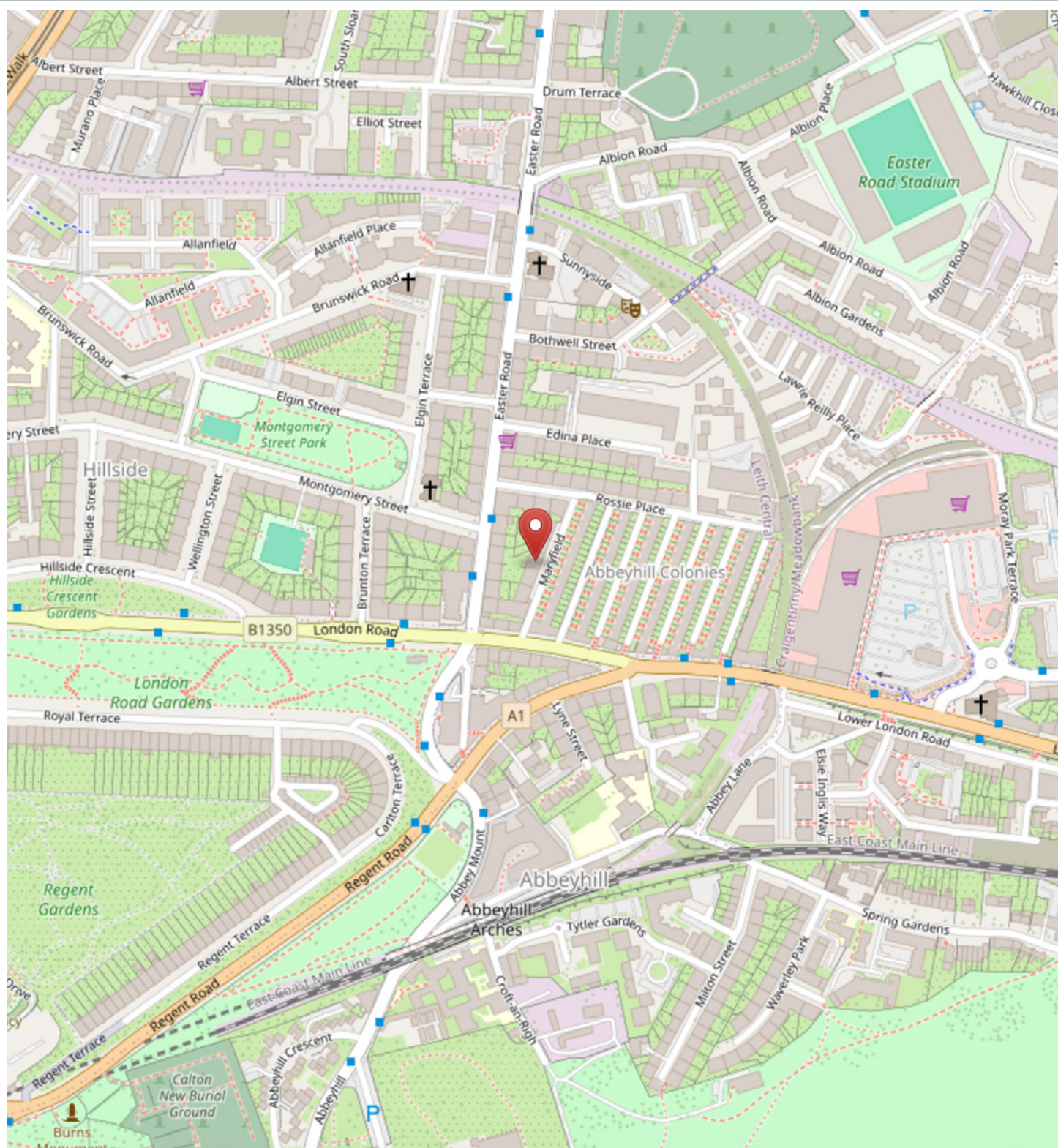


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