

3F1 4/7 Meadowbank Terr

EDINBURGH, EH8 7AR



*Spacious One Bedroom Top Floor Flat In
Edinburgh's Popular Meadowbank Area*



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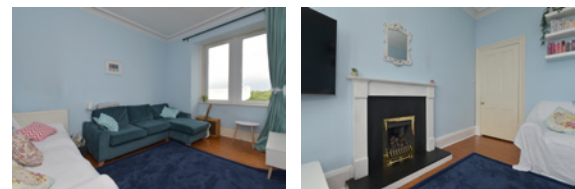
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McEwan Fraser Legal is delighted to present this one-bedroom top-floor flat in Edinburgh's sought-after area of Meadowbank.

THE LIVING ROOM

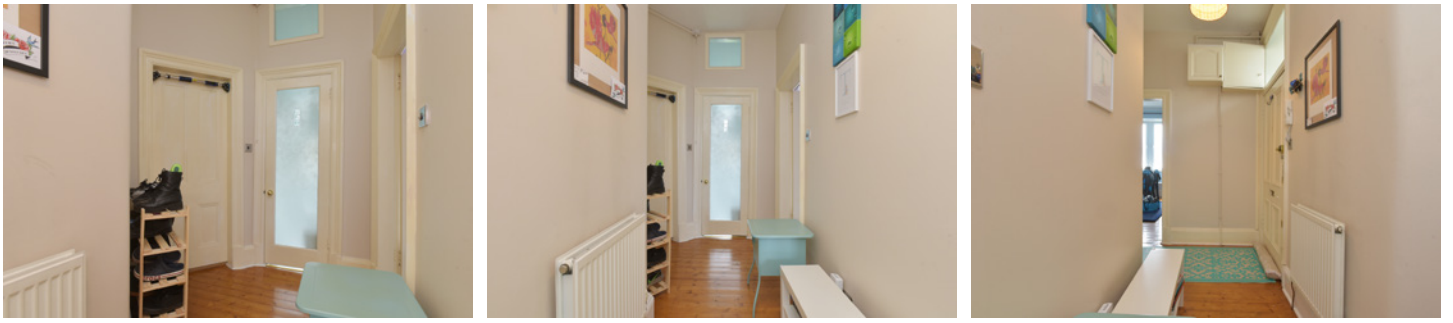


Inside, the property comprises of:

- The living area is generously proportioned with excellent aspect and is flooded with natural light from the large windows.
- Fully equipped kitchen which is fitted with electric hob, fan oven and white goods as well as ample space for dining furniture.

THE KITCHEN





- There is one main double bedroom that offers various possibilities for freestanding storage options and bedroom layout.
- The bathroom is fitted with a three-piece white bath suite with modern neutral tiling and is fitted with a shower over the bath.
- In addition to the aforementioned accommodation, the flat also benefits from a box room which serves well as a home office, and storage room.

THE BATHROOM



THE BEDROOM

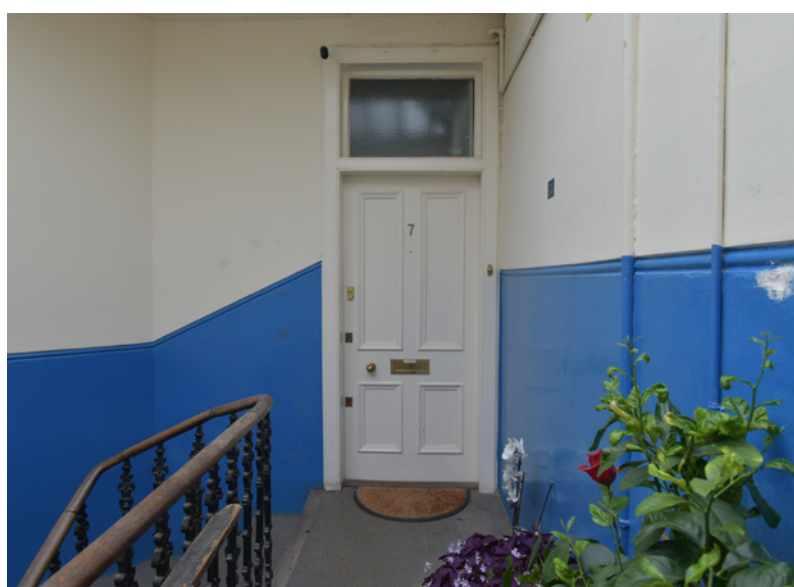
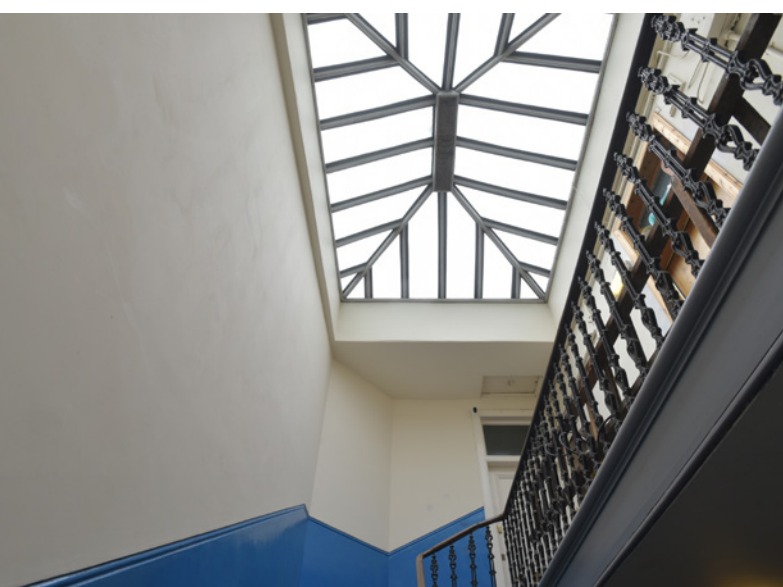


THE BOX ROOM

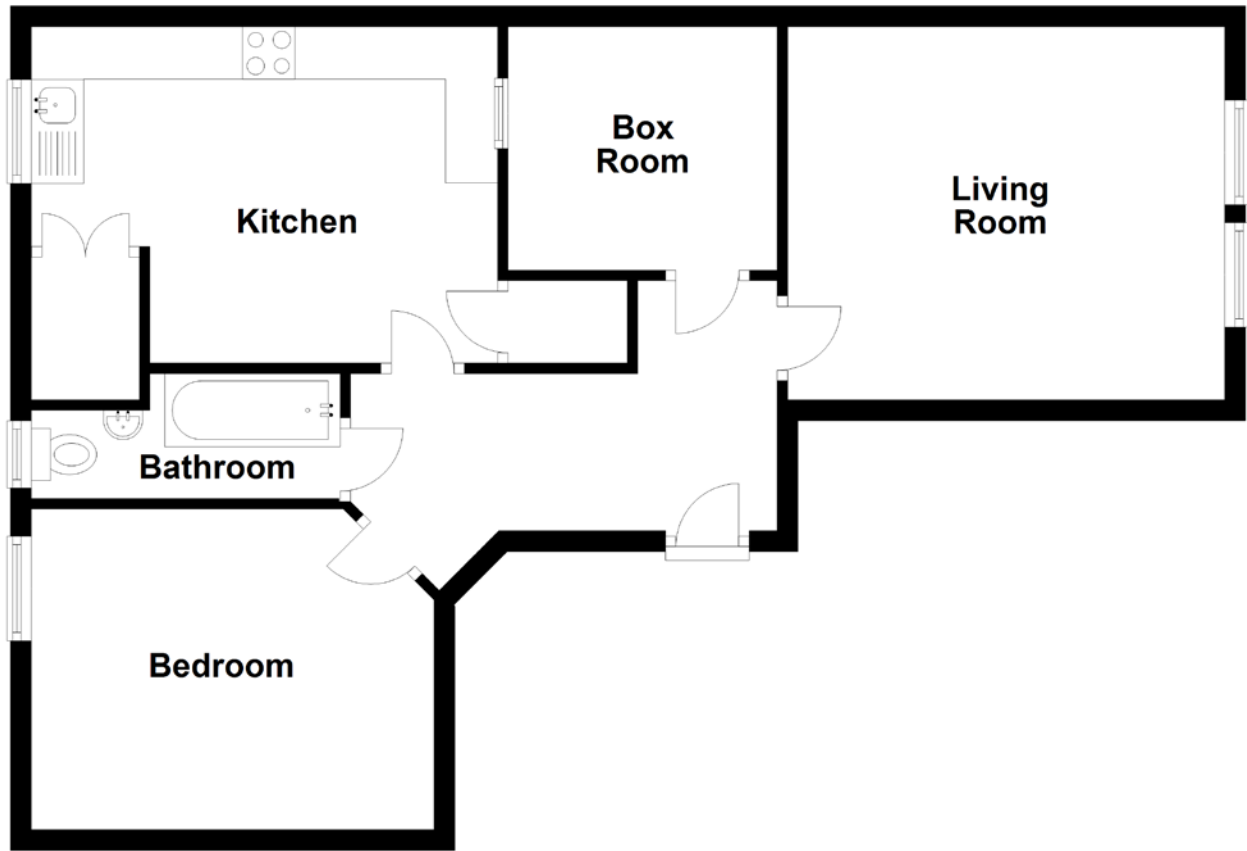


The property benefits from gas central heating, double-glazed windows and on-street residents permit parking as well as a communal rear garden for residents.

THE VIEW & COMMUNAL AREAS



FLOOR PLAN, DIMENSIONS & MAP

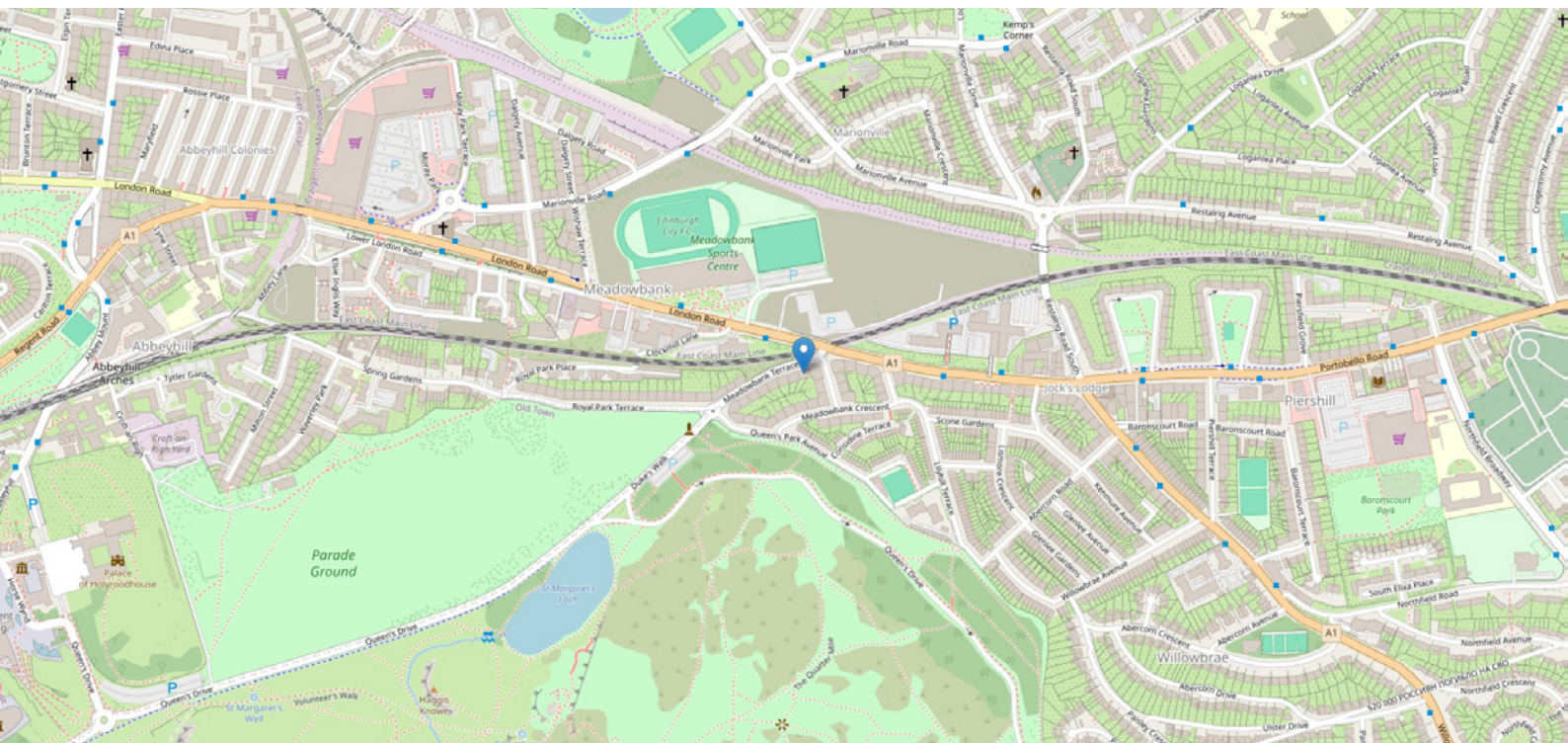


Approximate Dimensions (Taken from the widest point)

Living Room 4.19m (13'9") x 3.57m (11'9")
 Kitchen 4.47m (14'8") x 3.22m (10'7")
 Bathroom 2.96m (9'9") x 1.20m (3'11")

Bedroom 3.86m (12'8") x 3.07m (10'1")
 Box Room 2.58m (8'6") x 2.33m (7'8")

Gross internal floor area (m²): 64m²
 EPC Rating: D



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, Meadowsbank Sports Centre and many delightful walks through 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.



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