

# 3/3 Cambusnethan Street

EDINBURGH, EH7 5TZ



*McEwan Fraser Legal is delighted to present this one-bedroom flat in the high-amenity area of Meadowbank*



0131 524 9797



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



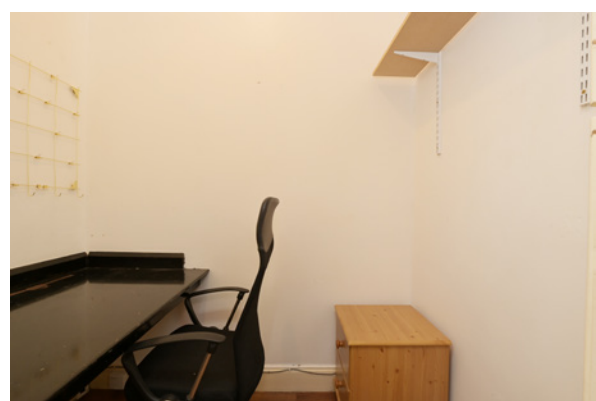
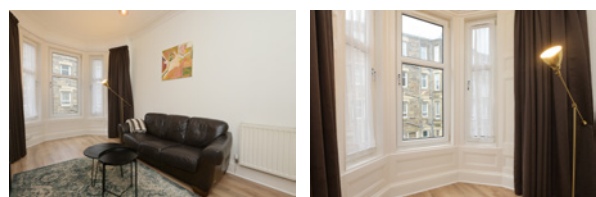
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this one-bedroom flat in the high-amenity area of Meadowbank. The property is in true walk-in condition, making it an ideal purchase for a professional person, couple, or buy-to-let investor.

# THE LIVING ROOM & BOX ROOM



Inside, the property comprises a spacious living area featuring ornate corning, a shelved display recess, a large bay window providing excellent natural light and character as well as a box room that could be used as an office or study.

# THE KITCHEN



The fully equipped dining kitchen has contemporary high-gloss base and wall-mounted units, coordinating work surfaces, and splashbacks.







There is one bright and sunny double bedroom offering generous space and comfort as well as a modern bathroom with a classic white three-piece suite.

## THE BATHROOM



# THE BEDROOM





In addition, the property benefits from gas central heating, double glazing, and built-in storage. Externally, there is a shared rear garden and unrestricted on-street parking available in the area.

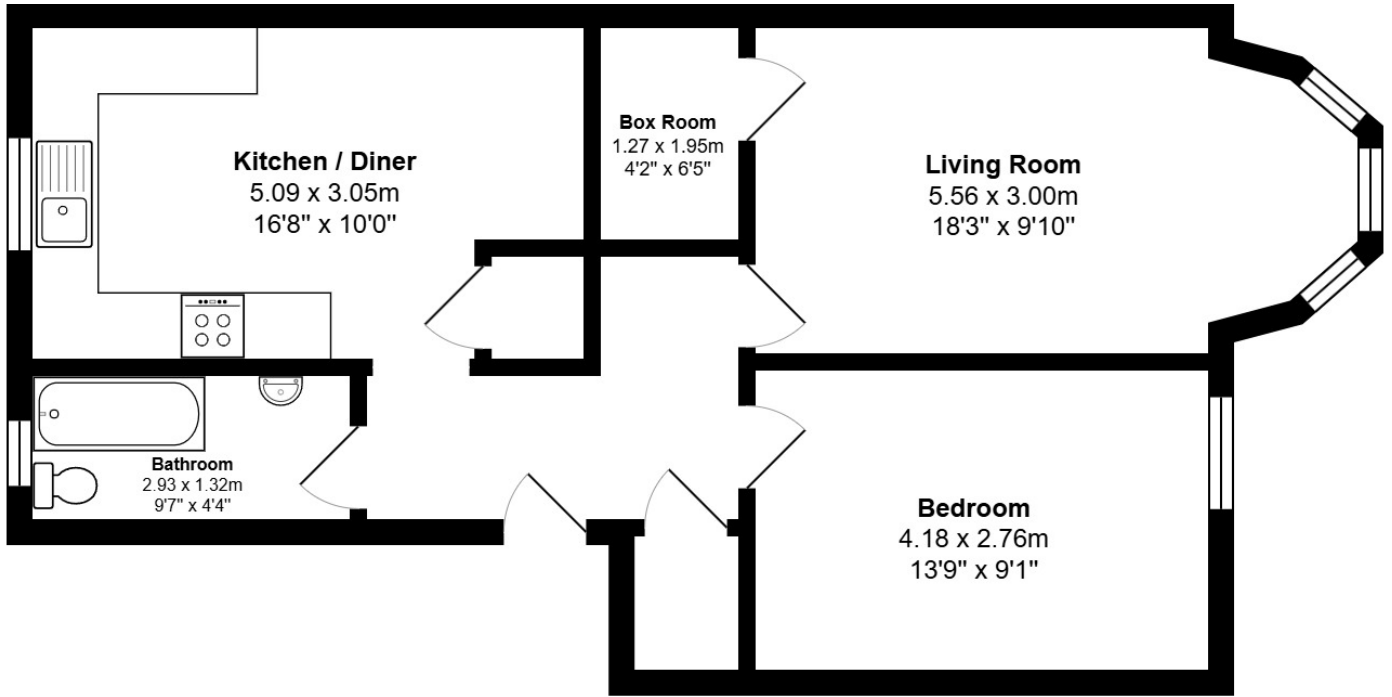
This is a rare opportunity to acquire a beautifully presented traditional first-floor flat in a fantastic location, offering excellent transport links and local amenities.

# EXTERNALS



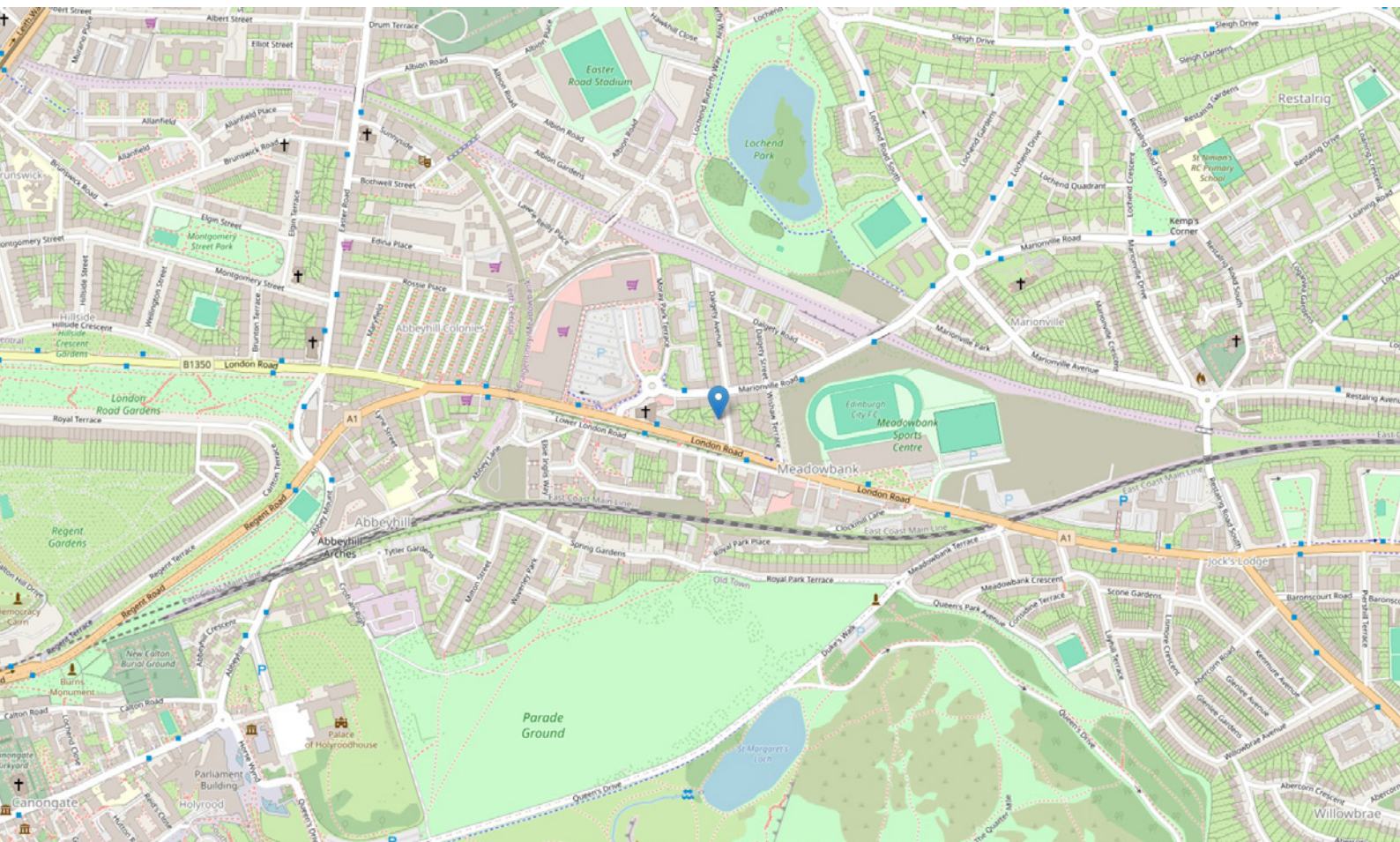


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 59m<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, 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 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)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.