



Well-presented one-bedroom ground-floor flat in a prime Meadowbank location



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This attractive one-bedroom ground-floor flat is ideally located adjacent to Meadowbank Retail Park, offering an excellent range of amenities, including supermarkets, retail outlets, fast food restaurants, and a gym, all right on your doorstep. The property is also within comfortable walking distance of Edinburgh city centre and benefits from multiple nearby transport links, making it ideal for professionals, first-time buyers, or investors.

THE LIVING ROOM



The flat is easily accessible and presented in modern, move-in condition throughout. Accommodation comprises a bright and spacious living area and an updated, well-equipped kitchen.

THE KITCHEN





There is a generously sized double bedroom and a newly tiled contemporary bathroom. Further benefits include a private parking space, modern décor, and excellent storage.

THE BATHROOM



THE BEDROOM

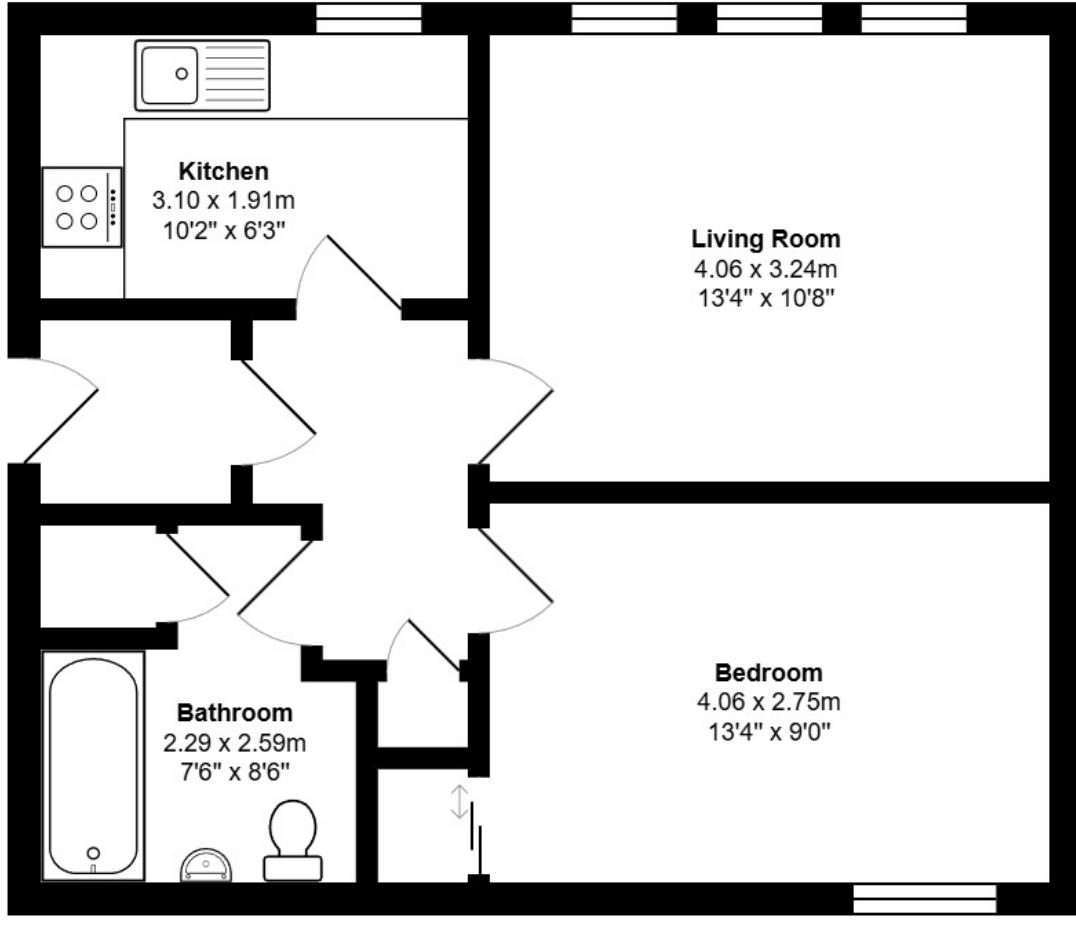


With its superb location, stylish interior, and practical features, this property represents an outstanding opportunity in a highly sought-after area.

EXTERNALS

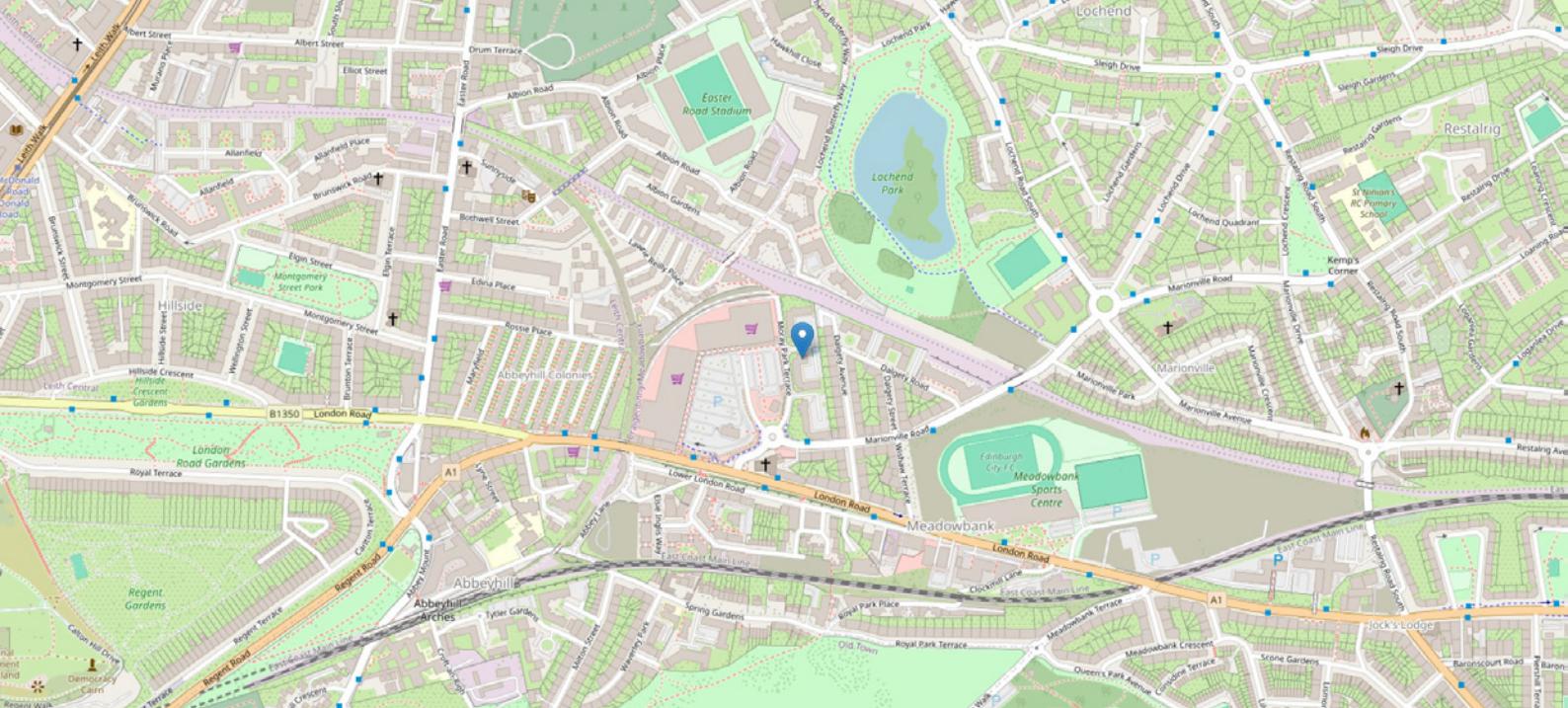


FLOOR PLAN & DIMENSIONS



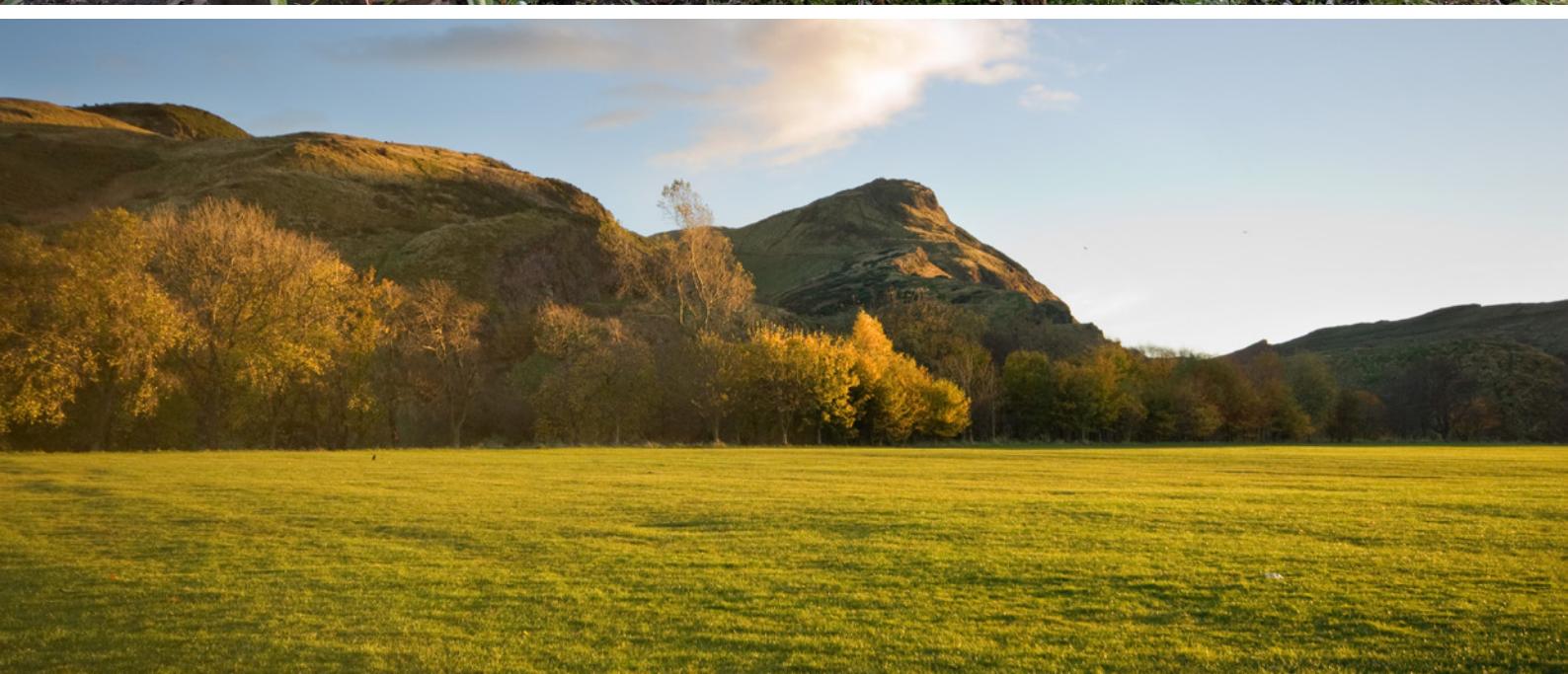
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 45m² | 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, 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, Meadowbank Sports Centre and many delightful walks through the Queen's Park and Arthur's Seat, which is only a stones 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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