

29/6 Marionville Road

EDINBURGH, EH7 5UD



Large, well presented one bedroom, third floor flat, presented to the market in walk-in condition



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McEwan Fraser Legal is delighted to present to the market this large, well presented one bedroom, third floor flat, presented to the market in walk-in condition. The size and internal condition make this a highly desirable property for any purchaser. The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

THE LOUNGE/KITCHEN



The apartment is entered via a welcoming hall and provides access to all rooms.

The lounge/kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space for the aspiring chef.



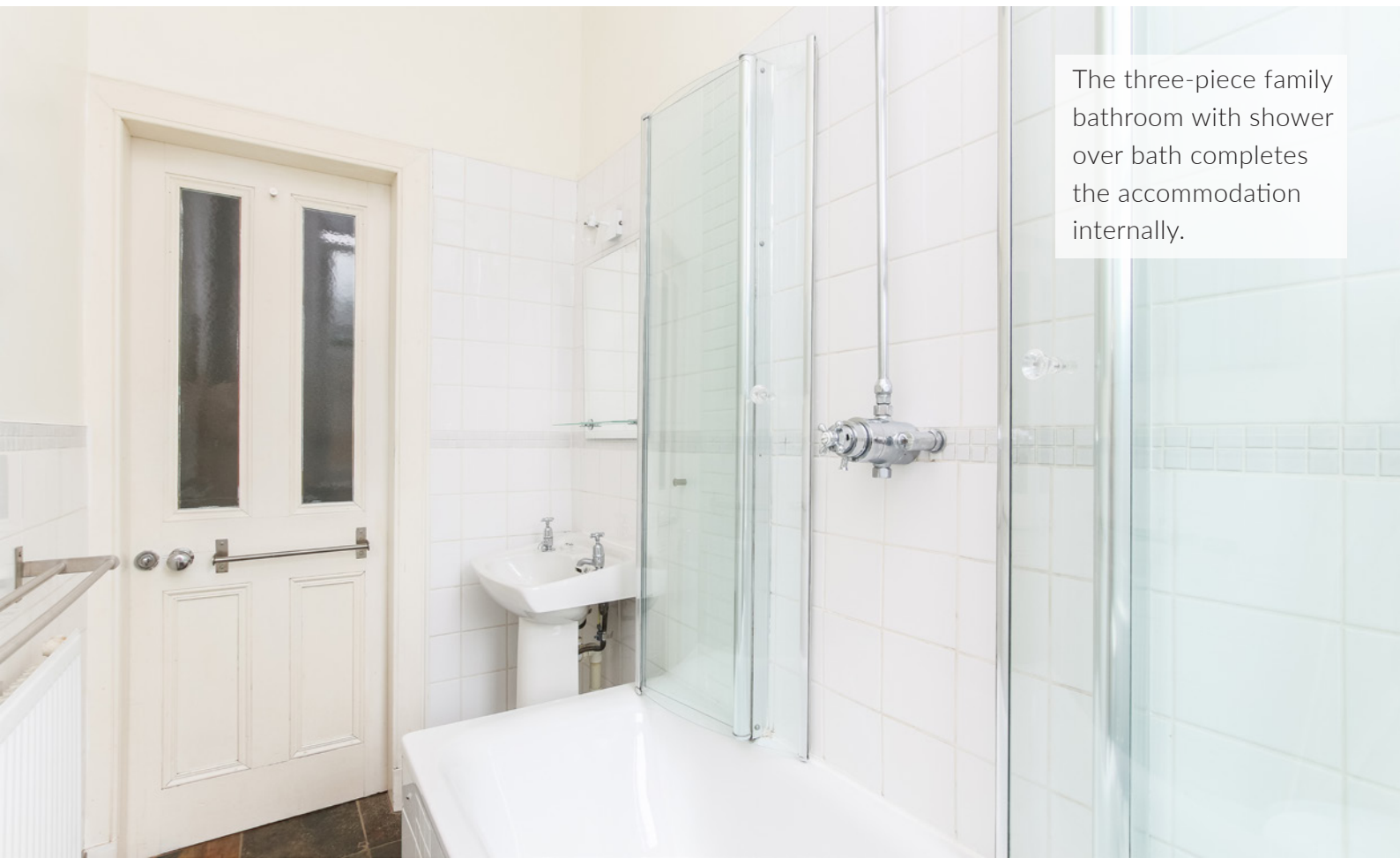
THE BEDROOM



The bedroom is flooded with natural light thanks to a large window looking out the front of the building and provides plenty of space for furniture configurations.



THE BATHROOM



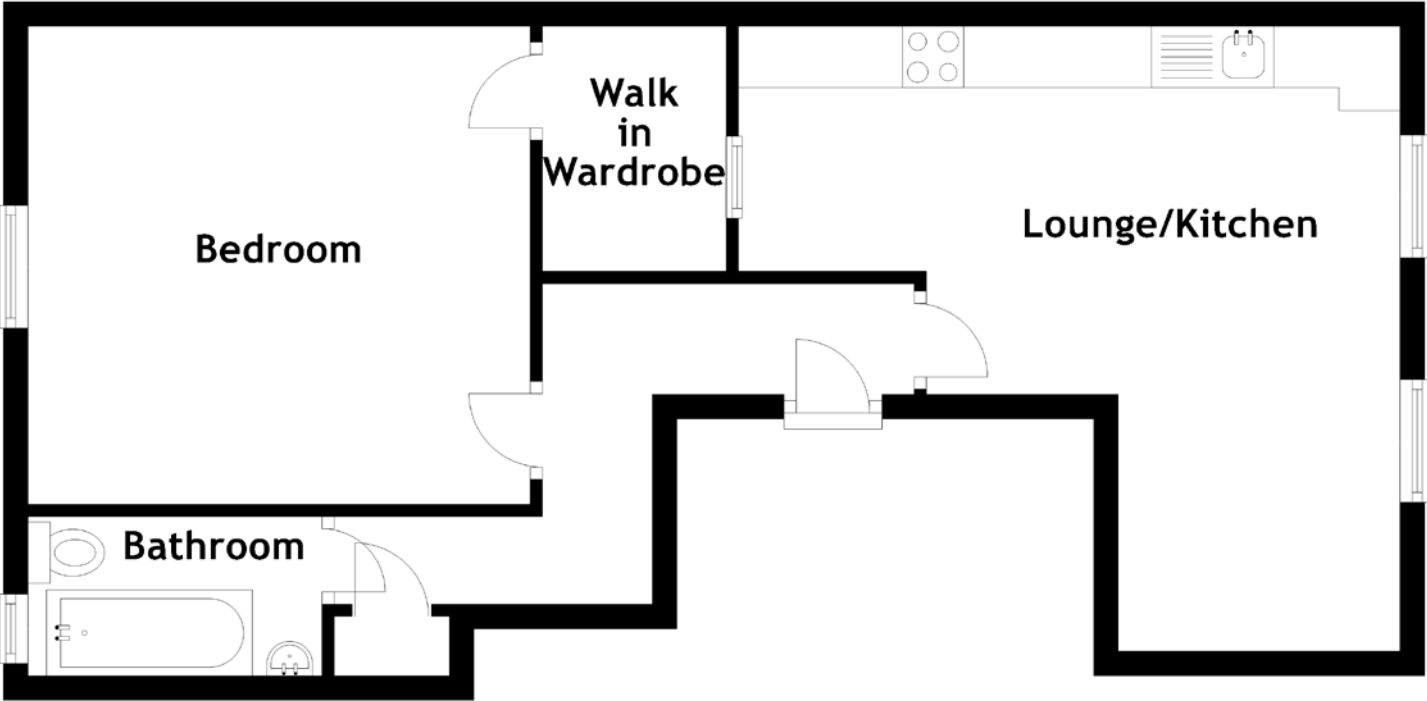
The three-piece family bathroom with shower over bath completes the accommodation internally.

THE GARDEN

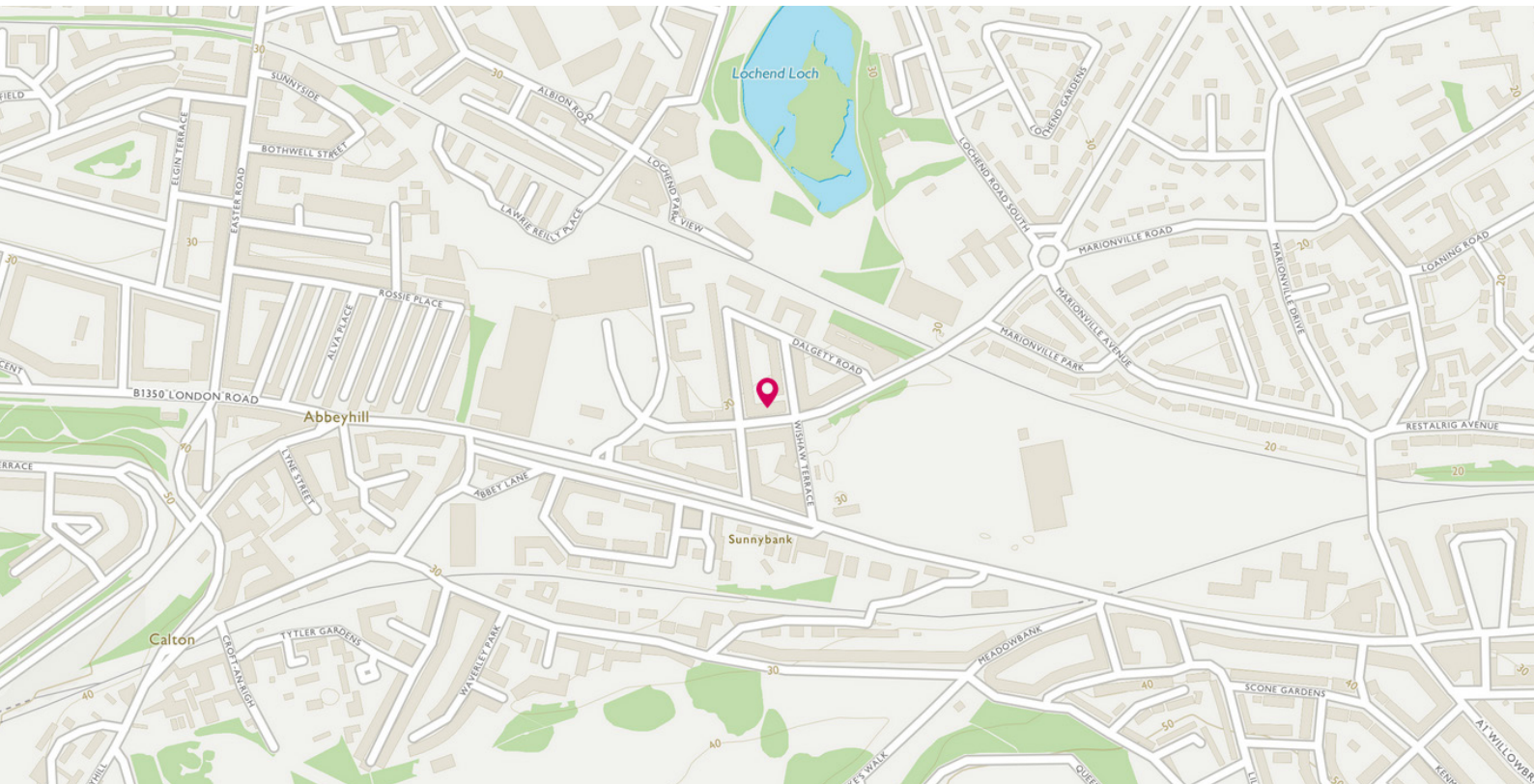
This property also benefits from gas central heating and more than adequate free on-street parking to accommodate residents and visitors. The property also provides large private garden space to the rear of the building that is laid to lawn.



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Walk in Wardrobe	2.00m (6'7") x 1.50m (4'11")
		Bathroom	2.40m (7'10") x 1.30m (4'3")
Lounge/Kitchen	5.40m (17'9") x 5.10m (16'9")	Gross internal floor area (m²): 52m²	
Bedroom	4.10m (13'5") x 3.90m (12'10")	EPC Rating: D	



THE LOCATION

Meadowbank is a sought after location 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 of the flat at the nearby Meadowbank Retail Park, here you can 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 Holyrood Park, which is only a stone's throw from the property.

A regular bus service is within 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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