

40/ 16 Marionville
Road
Edinburgh
EH7 5UB





Connell and Connell are delighted to present to the market this versatile third floor flat quietly located to the rear of a handsome and well maintained traditional tenement building, located within easy travelling distance of the City Centre, in the popular high amenity Meadowbank area of Edinburgh. The property comprises:

- Carpeted entrance hall providing access to all rooms and containing a fitted mirrored cupboard with space for additional storage. Houses the electric meter. Both the external and internal electrics have been updated in recent years and a new fuse box installed.
- Neutrally decorated living room with shelved press with cupboard below and feature electric fire. Double glazed window with uninterrupted views of Arthur's seat. Could be used as the bedroom.
- Kitchen fitted with a range of base and wall mounted units. Electric oven and hob and plumbed for a washing machine/ washer dryer. Plenty of space and sockets for freestanding appliances including a tabletop fridge/freezer to supplement the existing undercounter fridge/freezer.
- Spacious double bedroom with cornice, double glazed window with lovely views and space for freestanding furniture. Ample room for home working. Could be used as the living room.
- Refitted bathroom comprising bath with electric shower over and above the bath shower enclosure providing ample room for showering. WC and semi-pedestal sink providing bathroom storage beneath. Wet wall panelling. Really useful airing cupboard avoids drying clothes elsewhere around the flat and houses the updated energy efficient hot water cylinder providing more than ample amounts of daily hot water for baths and showers.



Viewing by appointment on 0131 524 3800









- Secure entry system
- Double glazing
- Electric heating
- Permit parking
- Views to Arthur's seat from both the lounge and bedroom
- Overlooks communal rear garden

Location

The property is situated within the sought after Meadowbank district of the city lying approximately one mile east of the City Centre. The property is conveniently positioned to take advantage of many local day-to-day shopping requirements at the nearby Meadowbank Retail Park, which houses a Sainsbury's supermarket. For leisure and recreational pursuits in the area, Meadowbank Sport Centre is on hand together with the lovely open space of Holyrood Park and Arthur's Seat, only a short distance away.

The property is well placed for the commuter with regular bus services leading to the city centre and surrounding areas. The city bypass is also easily accessible and provides links to Central Scotland's main motorway network system.

Extras

Items of furniture, freestanding appliances and furnishings can be included in the sale.

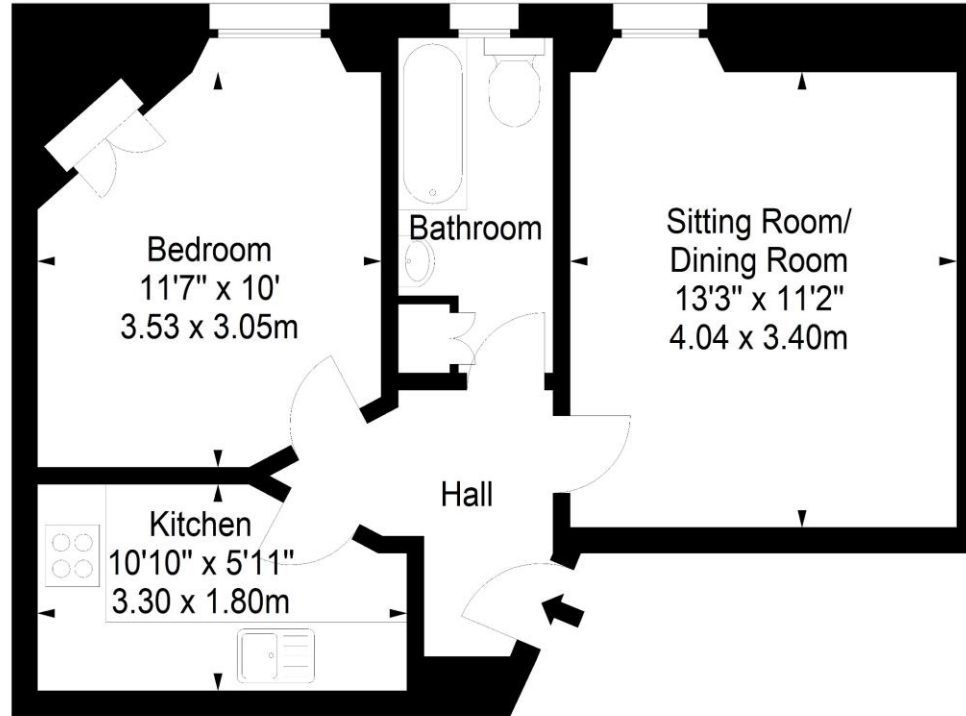




Marionville Road, EH7 5UB



Approx. Gross Internal Area
426 Sq Ft - 39.58 Sq M
For identification only. Not to scale.
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Third Floor



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.



Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.