



9/3 Meadowbank Crescent
MEADOWBANK | EDINBURGH | EH8 7AJ


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This charming, traditional, two-bedroom flat situated in the highly sought after Meadowbank area of Edinburgh offers an ideal blend of period character and contemporary convenience. The property boasts a bright and spacious bay-windowed living room. This includes a feature fireplace that adds warmth and character to the space, sanded wooden floorboards and a view towards Holyrood Park. A separate kitchen/dining room, complimented by a handy utility area and storage space, provides functionality and caters for modern living needs.

Both bedrooms are generously proportioned as is the versatile box room that can serve as a study, a storage space or as a small office. The shower room is elegantly presented featuring neutral decor and white wall tiling with a blue accent. Externally the property benefits from a well-maintained communal garden. On-street parking is available adding to the practicality of this appealing home.

This property, which combines convenience, charm and comfort, presents an excellent opportunity to live in one of Edinburgh's most popular neighbourhoods. In brief it comprises:

- Bright and spacious, southeast-facing living room with feature fireplace;
- Separate kitchen/dining room with ample storage and a utility space;
- Two generously sized and carpeted double bedrooms;
- Spacious boxroom;
- Neutrally decorated shower room;
- Gas central heating and double glazing; and
- Well maintained communal garden and on-street parking.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

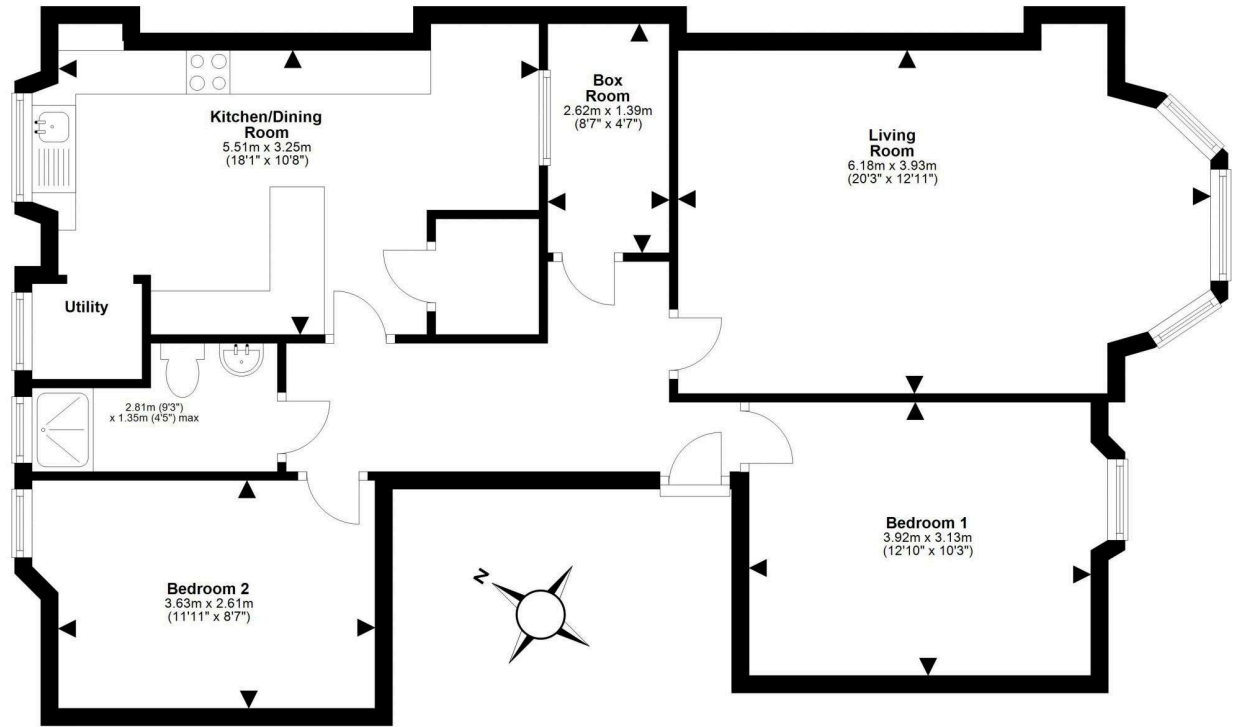


The ever-popular Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including Meadowbank Retail Park. The east end of Princes Street, where an extensive choice of leisure and recreational facilities can be found, is a short bus ride away. The Scottish Parliament building is within easy walking distance. The extensive, green, open space of Holyrood Park is in the immediate vicinity. The recently rebuilt Meadowbank Sports Centre nearby boasts a gym, outdoor football pitches, an athletics track, a choice of fitness studios and a cafe. An efficient public transport network is on hand with 24-hour buses and a tramline connecting Leith and the city centre to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.

EPC C; Council Tax D. There are no factor fees associated with this property.

The curtains in the bedrooms and the Roman blinds in the living room are to be included in the sale. The washing machine and the fridge are also to be included (if desired). The combination microwave oven can also be included.





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