

COULTERS[©]

35/6 MEADOWBANK CRESCENT

MEADOWBANK, EDINBURGH, EH8 7AL

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

35/6 Meadowbank Crescent is an extremely engaging, beautifully presented second floor flat, forming part of a traditional tenement building in the popular residential area of Meadowbank, to the east of the city centre. The home has been lovingly upgraded by the current owner, creating a stylish modern kitchen, a luxurious bathroom and sleek shower room. There are plenty of attractive period features and bespoke storage areas, whilst the flat benefits from both gas central heating and double glazing. The sitting room has a delightful cast iron mantelpiece, ornate cornice work, a ceiling rose and lovely stripped, sanded and lightly varnished floorboards.

KEY FEATURES



Immaculately presented second floor flat.



Two attractive double bedrooms, both with en-suites.



Well maintained communal garden.



Unrestricted on-street parking.



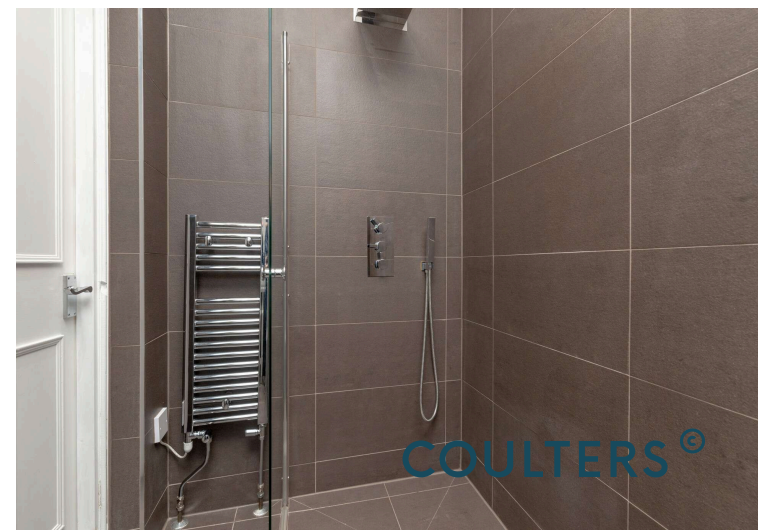
Within a short walk of the open spaces of Holyrood Park.



Excellent local amenities nearby.



The stylish kitchen has both wall and base mounted dark grey cabinetry and a contrasting worksurface, incorporating an electric hob, extractor hood, eye-level oven, washing machine, fridge/freezer, microwave and wine fridge. Within the hall is a spacious nook, currently used as a seating area along with a table and chairs. There are also three storage cupboards off the hall. The attractive principle bedroom is most engaging with a sliding door leading through two arched door frames into an impressive en-suite bathroom (with storage shelving either side of the arches). The modern bathroom has a bath (with shower and shower screen over), WC and a wash stand with cupboards below. The second double bedroom has a lovely walk in wardrobe, in addition to a contemporary en-suite shower room comprising; walk in shower cubicle with a rainfall shower, WC and wash stand. Externally there is a good sized communal garden, mainly laid with lawn and flanked by established bushes and shrubs creating a border. Unrestricted on street parking is available on the street outside.





THE LOCAL AREA

Meadowbank is a popular, high amenity located to the east of Edinburgh's City Centre. The area lies adjacent to Holyrood Park and Arthurs Seat which provide a vast array of walking trails. Nearby Lochend Park offers a gorgeous lake and a children's playground.

Meadowbank Retail Park houses a Sainsbury's supermarket and there are a variety of shops and cafes in nearby Abbeyhill and Jock's Lodge.

The state-of-the-art Meadowbank Sports Centre offers a gym and sport pitches and numerous fitness classes.

Regular buses run along London Road west towards the City Centre and east towards Portobello.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

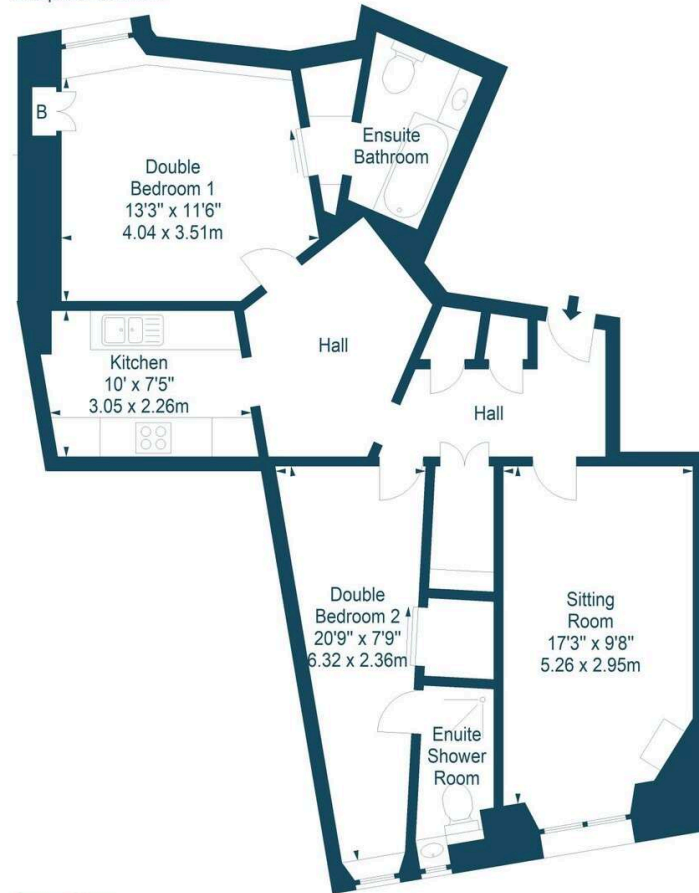




Meadowbank Crescent,
Edinburgh,
Midlothian, EH8 7AL



Approx. Gross Internal Area
844 Sq Ft - 78.41 Sq M
For identification only. Not to scale.
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Second Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.