



29/2, Marionville Road, Meadowbank, Edinburgh, EH7 5UD

Well-Presented and Spacious, One-Bedroom, First-Floor Flat

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Property Description

Light, well-presented and spacious, one-bedroom, first-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Meadowbank area, close to shopping and the open spaces of Holyrood Park, just east of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, a kitchen, a double bedroom, a flexible box room, and a bathroom.

Highlights include a fitted kitchen with appliances, a bright bathroom, tall ceilings and period cornice work. Additionally, there is gas central heating, double glazing, varnished wood flooring, and a secure entry system.

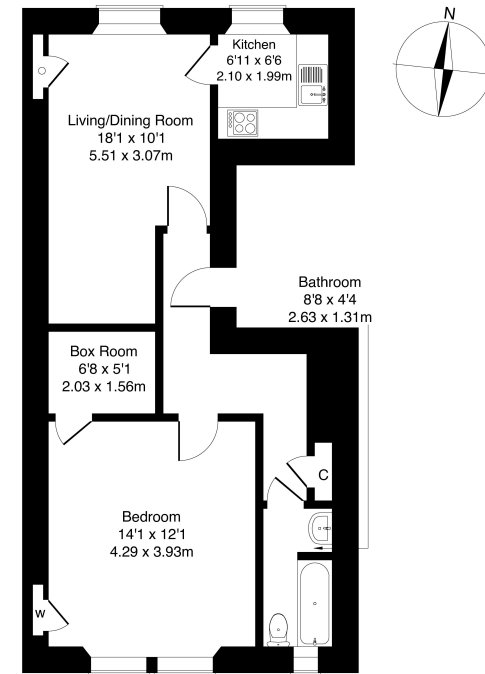
An ideal starter home or buy-to-let opportunity, this property also features a well-maintained and secluded shared rear garden.

Welcoming you into the property, the entrance leads through to the living room, finished with wood-effect flooring and benefiting from a large window allowing plenty of natural light to flow throughout the space. The living room also provides access to the kitchen, set just off to the side, featuring matching flooring, granite-effect countertops, a tiled-effect splashback, and a stainless steel sink with drainer. The kitchen further benefits from an integrated oven and gas hob with canopy extractor above, along with space for additional appliances.

Leading through to the bedroom, the room is finished with carpeted flooring, creating a warm and comfortable environment for relaxing. Set just off to the side is a convenient box room, offering a flexible-use space suitable for storage, a home office, or a dressing area. Completing the property is the bathroom, fitted with a three-piece suite and an electric shower over the bath.



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Third Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Meadowbank is located east of the city centre and features a blend of traditional and modern residential properties. The area offers extensive local convenience and specialist shopping, including Meadowbank Shopping Park with a Sainsbury's superstore. The recently completed Meadowbank Sports Centre is within easy walking distance and provides a wide range of sports facilities. Frequent bus services operate from London Road. Edinburgh's Royal Mile, Princes

Street, the Scottish Parliament, and the Old Town are all within walking distance. The east end of the city centre is also nearby, with the Omni Centre offering bars, restaurants, a fitness centre, and a multi-screen cinema, along with the refurbished St James Quarter which has many high-street shops and restaurants. Nearby green spaces include Lochend Park, Holyrood Park, Arthur's Seat, and Calton Hill, providing ample opportunities for walking and recreation.





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