



15 Meadowfield Court
Edinburgh, EH8 7NA

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Willowbrae is an extremely popular residential area located to the east of the city centre. Within easy reach there is a Morrison's Superstore, Tesco Metro, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park and Meadowbank Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Waverly and Brunstane railway stations connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College, Queen Margaret University and Edinburgh University. Leisure and recreational facilities are provided for by Meadowbank Sports Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Arthur's Seat, Figgate Park, Portobello Promenade and Beach are great for a relaxed stroll.

DESCRIPTION

Meadowfield Court is a bright and spacious one-bedroom main door villa, ideally situated within the popular and sought-after Willowbrae area of Edinburgh. Offering well-proportioned accommodation and presented in good order throughout, this attractive property would make an excellent first-time purchase or investment opportunity. Tucked away in a quiet cul-de-sac, the property comprises: vestibule; front facing living/dining room; modern kitchen with ample floor and wall mounted storage units; spiral staircase leading to the upper landing; generous double bedroom with wardrobe space and tiled bathroom with shower over bath which completes the accommodation on offer. Further benefits include residents' and visitors' parking, communal garden areas, double glazing and electric heating.

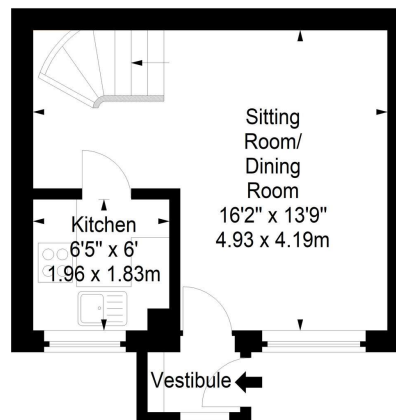
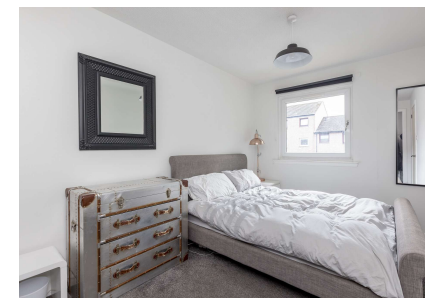
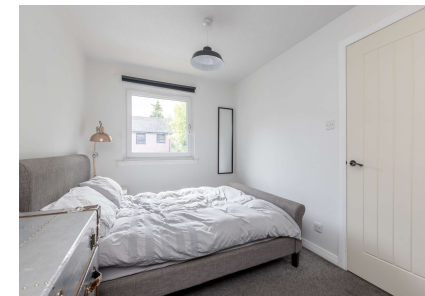
The energy efficiency rating for this property is band E

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

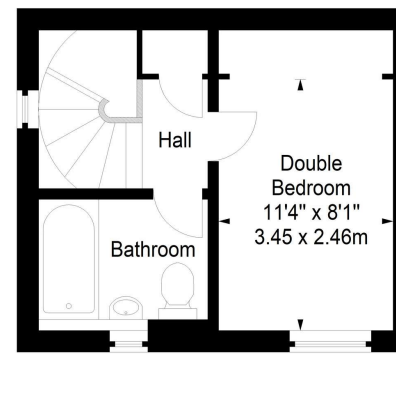
**Meadowfield Court,
Edinburgh,
Midlothian, EH8 7NA**



Approx. Gross Internal Area
458 Sq Ft - 42.55 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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espc

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rightmove

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