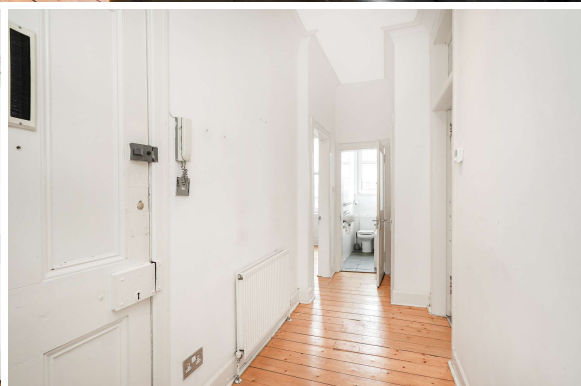




27 (2F1) Meadowbank Crescent,
Meadowbank | EDINBURGH | EH8 7AJ

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A well-proportioned second floor tenement flat, ideally situated in the popular Meadowbank area of Edinburgh, offering excellent access to a wide range of local amenities and transport links.

The property offers comfortable and versatile accommodation, with a welcoming entrance hallway leading to the principal rooms. The spacious living room provides an attractive focal point with a feature fireplace, while the separate kitchen is fitted with a range of wall and base units.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A further bathroom, fitted with a white three-piece suite, completes the accommodation.

Externally, residents can enjoy access to a communal rear garden, while on-street parking is available.

Overall, this is an appealing two-bedroom second floor flat offering well-planned accommodation in a popular residential location, making an excellent home for a first-time buyer, professional couple or buy-to-let investor.

- Two-bedroom second floor tenement flat
- Spacious living room with feature fireplace
- Principal bedroom with en-suite shower room
- Well-proportioned accommodation throughout
- Communal rear garden
- Highly convenient Meadowbank location

Council tax C. Energy Rating C

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



All fixtures, fittings, integrated kitchen appliances, curtains, blinds & all furniture will be included in the sale.

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, home to Sainsbury's, Lidl and B&M Home Store. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities can be found and the green open space of Holyrood Park is close-by. The refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.



