



14 3F3 Cambusnethan Street

Meadowbank, Edinburgh, EH7 5UA



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Bright 2-bed top-floor flat in popular Meadowbank, ideal for first-time buyers.

- Bay windowed sitting room
- Kitchen
- Double bedroom
- Bedroom 2/study
- Bright & well proportioned
- Secure entryphone system
- Ideal for a first time buyer
- Excellent location close to amenities
- Well presented & in move in condition
- Gas central heating & double glazing



Offers Over:

£195,000



Further information can be found in the home report.

About the Property

This well-presented two-bedroom top-floor flat is ideally situated within the popular Meadowbank area of Edinburgh, offering an excellent opportunity for first-time buyers and those seeking a comfortable city home. The property provides well-proportioned accommodation throughout, with a welcoming layout and scope to suit a variety of buyers.

The accommodation comprises a bright and spacious sitting room, a well-appointed kitchen, two generously sized bedrooms and a modern bathroom. Further benefits include gas central heating, double glazing and access to communal garden.

Extras

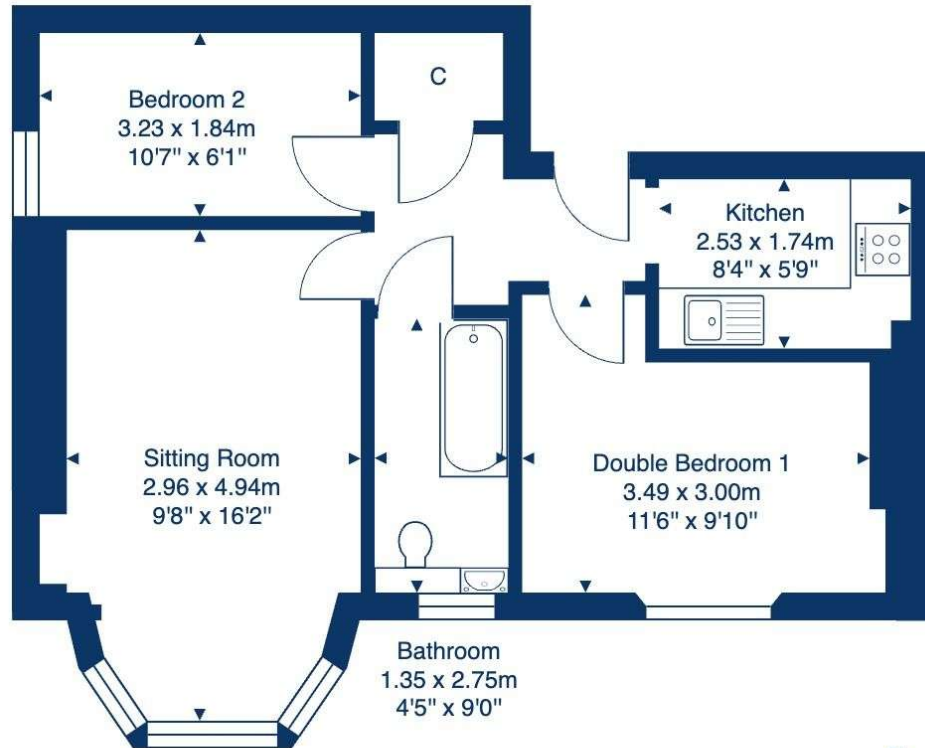
To include all fitted floor covering, carpets, curtains, curtains poles & blinds in addition to the white goods within the kitchen; oven, hob, extractor hood, washing machine & fridge.





Floor Plan

14 (3F3) Cambusnethan Street, Edinburgh, EH7 5UA



Third Floor

Total Area: 44.2 m² ... 476 ft²

All measurements are approximate and for display purposes only.

Location

Meadowbank lies a short distance to the east of Edinburgh's city centre. There are fantastic local shops nearby which cater for everyday needs with larger shopping requirements provided at Meadowbank Retail Park, and Princes Street is just a short distance away. The Omni Centre and St James Quarter are also close-by providing excellent shopping, cinemas and a choice of restaurants. For local outdoor recreation Holyrood Park, home to Edinburgh's iconic Arthur's Seat, is within easy reach and Portobello beach is just a short drive away. Regular bus services provide ease of travelling to the city centre and the surrounding area. Excellent schooling is represented in both the state and private sector.





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