



3 Marionville Avenue

MARIONVILLE, EDINBURGH, EH7 6AT

This attractive semi detached bungalow is well presented throughout and situated within easy reach of excellent local amenities and the City Centre.

Entrance vestibule, reception hallway, bay windowed sitting room, conservatory, modern fitted kitchen, two double bedrooms and modern shower room.

Gas central heating and double glazing.
Enclosed private gardens and driveway.

cg
& co

CURRIE GILMOUR & CO

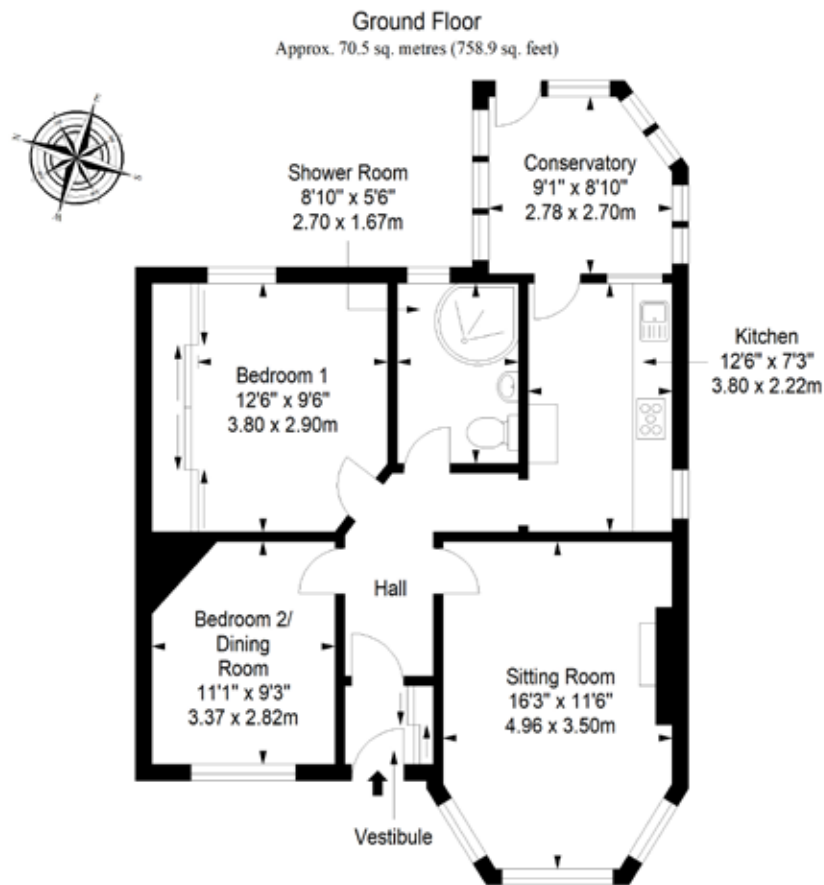


GENERAL DESCRIPTION

This attractive semi detached bungalow is well presented throughout and situated within easy reach of excellent local amenities and the City Centre. The property has an internal layout comprising, an entrance vestibule with door leading to the reception hallway. The sitting room has broad front facing bay window with views towards Arthur's Seat and Salisbury Crags. The room also displays a feature fireplace and shelved recesses. The kitchen displays modern units with appliances, has door to the conservatory and windows to the side and rear. The conservatory overlooks and leads out onto the rear garden. Bedroom one overlooks the rear garden and features a fitted wardrobe. Bedroom two overlooks the front and is presently used as a dining room. The shower room displays a modern suite and has window to the rear. The property's specification includes gas central heating and is fully double glazed. Externally the enclosed front garden incorporates a good sized driveway with pathways leading to the front and rear. The rear garden is again fully enclosed, made up of various areas with mature planting and has garden shed included in the sale.

SITUATION

The property is situated in the popular Marionville district which lies approximately two miles to the east of the City Centre which is approximately a 25 minute walk away. There is excellent public transport, with a bus stop to the City Centre or Leith/Portobello less than 1 minute walk away on Marionville Road. The area has a good choice of leisure and shopping facilities including Meadowbank Sport Stadium and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are situated nearby together with the delightful Leith Links. More extensive amenities can be found in Edinburgh City Centre as well as nearby Easter Road, which boasts a great range of shops and restaurants. Edinburgh City-Bypass and Edinburgh Waverley train station are both within easy travelling distance.



Total area: approx. 70.5 sq. metres (758.9 sq. feet)



**ENTRY**

By Arrangement

PRICE & VIEWING

For asking price and viewing arrangements please telephone Currie Gilmour & Co Property Department on 0131 229 2088 or visit www.espc.com

ENERGY EFFICIENCY RATING: D**NOTES OF SALE**

These particulars do not form part of an offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy.

cg
& co

CURRIE GILMOUR & CO

Suite 3, Thain House
226 Queensferry Road
Edinburgh
EH4 2BP

Property Department
0131-229 2088
Fax 0131-228 5112

espc