



1F1, 2 Cambusnethan Street, Edinburgh, EH7 5UA

Well-Proportioned, One-Bedroom, First-Floor Flat

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Property Description

Well-proportioned and superbly located, one-bedroom, first-floor flat, forming part of a traditional stone-built Victorian tenement. Conveniently located in the popular Meadowbank area, just east of Edinburgh city centre.

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

Requiring upgrading, this exciting opportunity is close to shopping at Meadowbank Retail Park, the open spaces of Holyrood Park, as well as excellent transport links.

Features include electric heating, double glazing, excellent condition parquet flooring for the kitchen, and a view of Arthur's Seat.

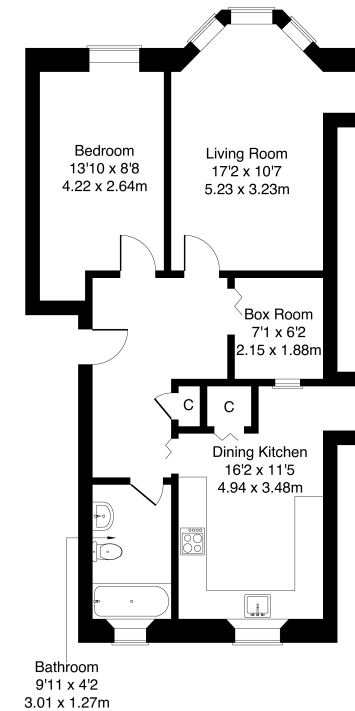
In addition, there is a secured entry system, a well-maintained shared garden to the rear, and zoned parking to the front and on surrounding streets.

The entrance affords access throughout the property, including a convenient storage cupboard and a generous box room, ideal for storage or a study/office. Set to the front, a spacious living room enjoys a stunning bay window with a westerly facing aspect, flooding the room with natural light. To the rear, the kitchen offers a fantastic opportunity for a large kitchen/dining room, and includes a built-in storage cupboard.

A good-sized double bedroom is set to the front, while the bathroom is to the rear, completing this home, with a three-piece suite including a shower over the bath, modern panelled walls, and a heated towel rail.

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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



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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