



13/2, Marionville Road, Edinburgh, EH7 5TY

Light and Well Presented, One-Bedroom, Ground-Floor Flat

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Property Description

Light and well-presented, one-bedroom, ground-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Meadowbank area, close to vast open spaces of Holyrood Park, east of Edinburgh city centre.

Comprises an entrance hallway, living / dining room, kitchen, double bedroom, a flexible box room, and a shower room.

Highlights include a fitted kitchen with appliances, a fully tiled modern bathroom, a separate utility cupboard, and tall ceilings. In addition, there is gas central heating, double glazing, and direct garden access via a bespoke window/staircase.

An ideal starter home or buy-to-let opportunity, there is also a secure entry system, a well-maintained shared garden and superb transport links.

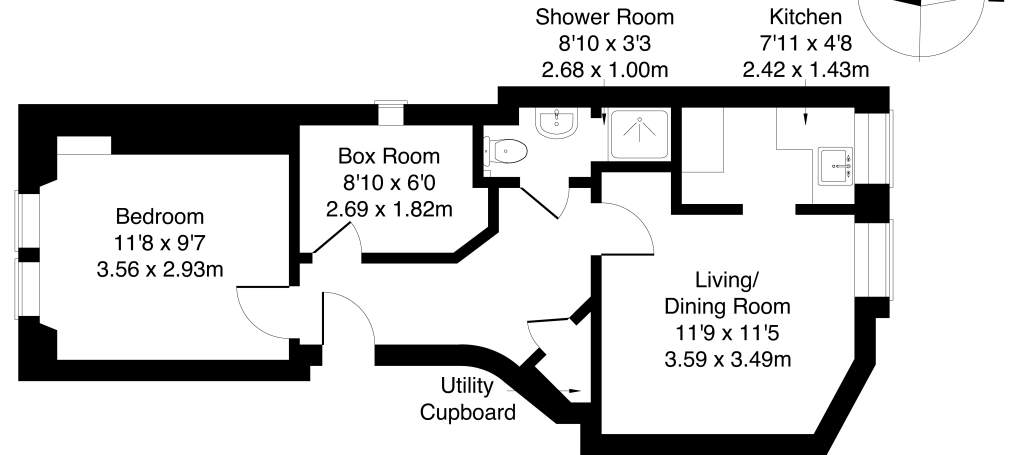
The reception hallway provides access to all rooms within the property and includes a handy utility room. A bright and comfortable living/dining area features wood-effect flooring, a central light fitting, a wall-mounted TV point, and a large window that floods the space with natural light. The modern fitted kitchen is equipped with stone-effect worktops, a tiled splashback surround, matching wood-effect flooring, and a stainless steel sink with drainer. Integrated and freestanding appliances include a dishwasher, microwave, and a gas cooker with a canopy extractor above. A versatile box room is also set off the hallway and offers an ideal space for a home office, study, or additional storage.

The generously sized double bedroom provides a relaxing retreat, complete with soft carpeted flooring, a central light fitting, and ample space for freestanding furniture. Completing the property, a modern fitted shower room features tiled flooring, a tiled splashback surround, and contemporary spotlighting, creating a sleek and functional space.



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Approximate Gross Internal Area: (463 sq ft - 43 sq m.)



Ground Floor

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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