



## 262/3, Marionville Road, Meadowbank, Edinburgh, EH7 6BQ

Beautifully Presented, One Bedroom, First Floor Flat

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# Property Description

Beautifully presented, one-bedroom, first-floor flat, forming part of a traditional stone-built tenement. Located in the popular Meadowbank area, east of Edinburgh city centre.

Comprises an entrance hall, open-plan living/dining room and kitchen, double bedroom, and a bathroom.

With an eclectic finish throughout, features include a quality fitted kitchen with integrated appliances, continuous contemporary flooring and stylish lighting.

An ideal first-time buyer property ready to move in, there is gas central heating, double glazing, good storage provision and a secure entry system.

Superbly located for links to the city centre there is also a well-maintained communal stair and garden, and unrestricted on-street parking to the front.

The entrance hall gives access throughout and features a built-in store cupboard and a secured entry handset. An open-plan living area offers space for both lounge and dining furniture and features two press cupboards and a wall-mount TV point.

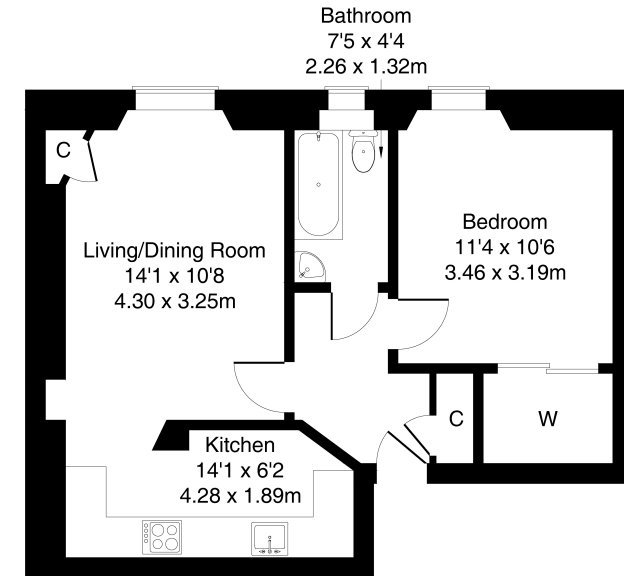
Semi-partitioned to the rear of the room, a quality fitted kitchen includes wood-effect worktops, sink with drainer, unit downlighting, and an integrated washing machine, fridge/freezer, wine cooler, oven, and induction hob.

The double bedroom features a deep walk-in wardrobe, period cornice-work, and a wall-mount TV point. Whilst completing the accommodation, the bathroom has a front-facing window and includes a mains mixer shower over the bath and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (517 sq ft - 48 sq m.)



**First Floor**

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Meadowbank lies east of the city centre with a mix of traditional and modern residential properties. A high amenity area, there is extensive local convenience and specialist shopping, including the Meadowbank Shopping Park with a Sainsbury's superstore, and the soon to be completed state of the art Meadowbank Sports Centre within short walking distance. Frequent bus services are available from London Road, whilst Edinburgh's Royal Mile, Princes Street, the Scottish

Parliament, and the Old Town are all accessible by foot. The east end of the city centre is also close by, including the Omni Centre with bars, restaurants, a fitness centre, and a multi-screen cinema. The soon to be completed Meadowbank Sports Centre will offer state of the art indoor and outdoor sporting facilities. Lochend Park, Holyrood Park and Arthur's Seat all offer vast open green spaces for walks and recreation.





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