



## 31/10, Meadowbank Crescent, Edinburgh, EH8 7AJ

Beautifully Presented & Spacious Two-Bedroom, Third-Floor (Top) Flat with Superb Views

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# Property Description

Beautifully presented, spacious and flexible, two-bedroom, third-floor (top) flat, with generous room sizes and superb views. Forming part of an impressive traditional stone-built tenement, located in the popular Willowbrae area, east of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, a flexible box-room, and a family bathroom.

With skyline views to the Forth at the front, and to Calton Hill to the rear, this rarely available property mixes period and modern fittings. Features include tall ceilings, cornice-work, a bay window, and a gas fireplace, combined with a modern kitchen and bathroom.

In addition, there is gas central heating, triple-glazed windows, good storage, a secure entry system and a shared garden.

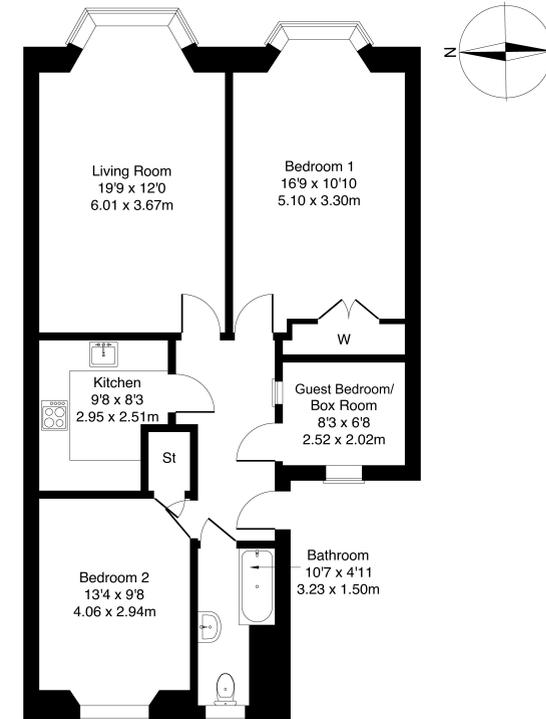
A welcoming entrance hall provides direct access to all rooms, creating a seamless and practical layout ideal for modern living. The living room is finished with carpeted flooring and features a wall-mounted TV point, a charming fireplace, and an attractive bay window that fills the space with natural light, making it perfect for relaxing or entertaining guests. The kitchen has been thoughtfully finished with contemporary flooring, granite-effect countertops with matching upstands, a stainless steel sink with drainer, an integrated oven, and a five-ring gas hob with canopy above, as well as space for a washing machine, dishwasher, and fridge/freezer.

Both bedrooms are decorated in light tones with tasteful décor and matching carpet that continues from the hallway, with the principal bedroom further benefiting from a wall-mounted TV point, a bay window, and built-in cupboards providing excellent storage. In addition, there is a versatile box room set off the hallway, offering a convenient space suitable for use as a guest bedroom, nursery, office or storage area. Completing the property is a well-appointed three-piece family bathroom featuring an electric shower over the bath and a stylish ladder-style radiator.



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Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



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

# Area Description

Willowbrae is a well-established and popular residential area situated to the east of Edinburgh city centre. The neighbourhood offers a variety of local shops, with larger supermarkets including Morrisons on Portobello Road and Sainsbury's at Meadowbank Retail Park. Fort Kinnaird retail park nearby features a broad selection of high-street stores and a multiplex cinema. Residents enjoy easy access to open spaces such as the nearby Portobello seafront promenade, as well as the extensive parklands of Holyrood Park and Arthur's Seat. The newly upgraded Meadowbank Sports Centre, within

walking distance, provides a wide range of modern sports facilities. The east end of the city centre, including the Omni Centre with its bars, restaurants, fitness centre, and cinema, is also close by. For outdoor recreation, Lochend Park, Holyrood Park, and Arthur's Seat offer vast green spaces and scenic walking routes. The area has a good choice of well-regarded schools serving all levels of education, while convenient road links via the A1 and regular bus services on Willowbrae Road and Portobello Road support easy commuting.





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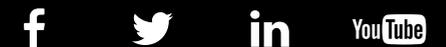
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