



Estate Agents and Solicitors

Flat 29, 1 Sunnybank Place, Meadowbank, Edinburgh, EH7 5TJ

Beautifully Presented, Two-Bedroom, Fourth (top) Floor Apartment

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Property Description

Beautifully presented, two-bedroom, fourth (top) floor apartment, set in a modern, factored residential development, and located in the vibrant and developing Meadowbank area, to the east of Edinburgh city centre.

Comprises: an entrance hallway, open-plan living/dining room and kitchen, utility room, master bedroom with en-suite shower room, a second double bedroom, and a bathroom.

In ready-to-move-in condition, highlights include light neutral decor, quality engineered wood flooring, a modern integrated kitchen, and fitted bathroom suites. Items of furniture, in excellent condition, may also be available by negotiation.

In addition, there is double glazing, gas central heating, multiple TV points, and good storage including integrated bedroom wardrobes.

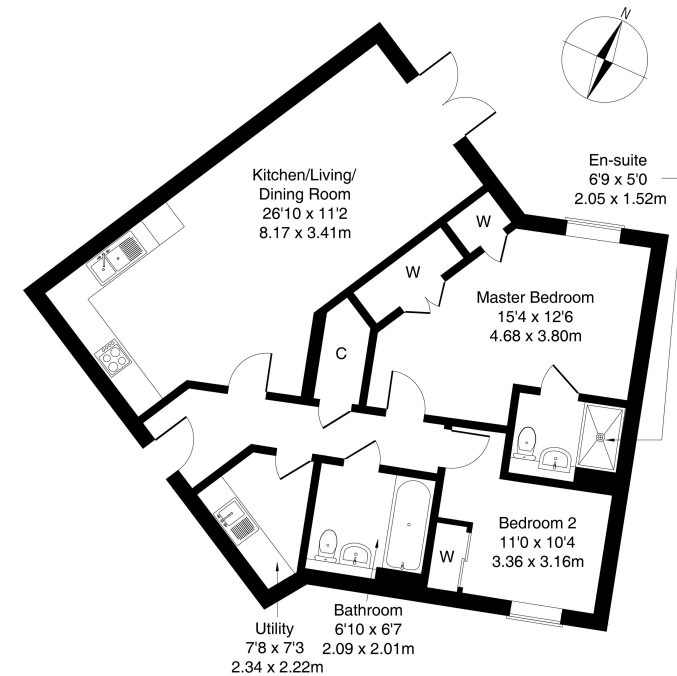
The development provides a lift service, secured video entry, a shared bike shed, private residents car park, and well-kept grounds. The development was built with a 60-year BOPAS warranty and a 10-year build CheckMate Warranty.

The hallway gives access throughout and features a built-in store cupboard and the secured entry handset. Set to the front, is a spacious open-plan public room, offering space for both lounge and dining furniture, with pendant lighting over the lounge area and recessed spot lighting over the kitchen. The modern fitted kitchen has wood-effect worktops with a matching upstand, a sink with drainer, and an integrated dishwasher, fridge/freezer, oven and ceramic hob with a stainless steel splashback and a canopy above.

Also, front-facing is a master bedroom with a built-in store cupboard, a built-in mirrored wardrobe, and a stylish en-suite shower room. A second double bedroom is set to the opposite aspect, and also features a built-in mirrored wardrobe.

Set internally off the hall, a convenient utility room has fitted units, a worktop with a matching upstand, and a sink with a drainer. A separate bathroom is also set internally, with a fitted suite including a mains shower over the bath, a shaver point, and a ladder-style radiator.

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Estate Agents and Solicitors Approximate Gross Internal Area: (743 sq ft - 69 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 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, while schooling is well provided for by Abbeyhill Primary School which is only a short walk away. Lochend Park, Holyrood Park and Arthur's Seat all offer vast open green spaces for walks and recreation.





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