



Deans Properties

Deans Solicitors and Estate Agents LLP



63 (3F1) Marionville Road

Meadowbank, EH7 6AQ



THIRD FLOOR FLAT

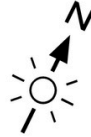
- Lounge
- Kitchen
- Double Bedroom
- Shower Room
- Gas Central Heating & Double Glazing
- Shared Rear Garden
- Free On-Street Parking
- EPC Band – D



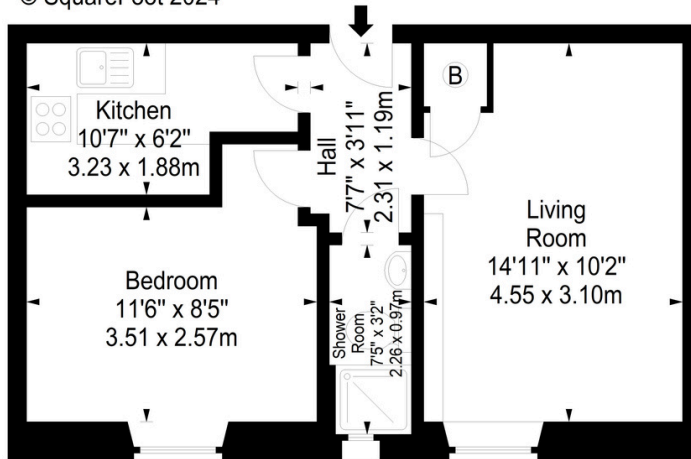
Forming part of a traditional tenement, this lovely third floor flat with open views towards Arthur Seat is situated within the ever-popular location of Meadowbank. The property is within walking distance of excellent amenities at Meadowbank Retail Park and vast open green spaces with an excellent public transport service passing close by travelling to the City Centre. In move-in condition, the property would make an ideal first purchase and comprises; secure entry phone system, hall, attractive lounge, fitted kitchen, good sized double bedroom, and modern shower room. The property benefits from gas central heating, double glazing, free on-street parking, and a shared rear garden. Included in the sale are the fitted carpets, flooring, cooker, oven, fridge, freezer, washing machine, microwave, and bed. The appliances included are sold as seen with no warranty provided.



Marionville Road,
Edinburgh,
Midlothian, EH7 6AQ



Approx. Gross Internal Area
395 Sq Ft - 36.70 Sq M
For identification only. Not to scale.
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Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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