



57/7 Marionville Road  
Meadowbank, EH7 6AQ

**Deans**   
Solicitors & Estate Agents LLP



## THIRD FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Free On-Street Parking
- Communal Rear Garden
- Double Glazing & GCH
- EPC Rating – D





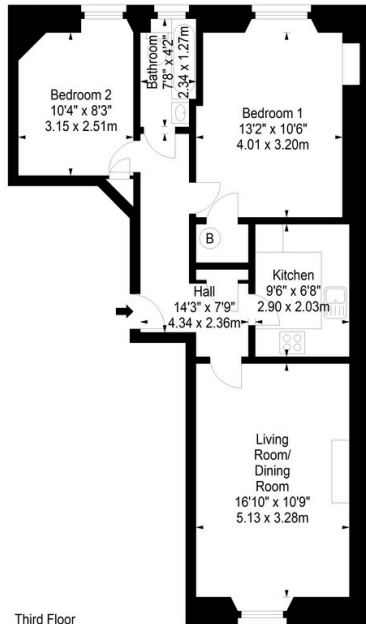
Forming part of a traditional tenement, this beautifully maintained third floor flat enjoys a prime location in the desirable Meadowbank area. The property is just a short walk from the excellent shopping facilities at Meadowbank Retail Park, with a nearby bus stop offering convenient and frequent transport links to the City Centre. There is lovely outdoor space available at Arthurs Seat. The accommodation comprises, a welcoming hallway, bright, south-facing living room with views of Arthur Seat, stylish kitchen, two generously sized bedrooms and bathroom with shower over bath. Externally there is a well-maintained garden to the rear and there is free on-street parking. The property features double glazing and gas central heating with a newly fitted heating system and boiler with 10-year warranty commencing May 2023 - May 2033. Included in the sale are the fitted carpets, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher, and light shades. All appliances are sold as seen with no warranty provided.



Marionville Road,  
Edinburgh,  
Midlothian, EH7 6AQ



Approx. Gross Internal Area  
638 Sq Ft - 59.27 Sq M  
For identification only. Not to scale.  
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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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