40/ 16 Marionville Road

Edinburgh

EH7 5UB

- Secure entry system
- Double glazing
- Electric heating
- Permit parking
- Views to Arthur’s seat from both the lounge and bedroom
- Overlooks communal rear garden

Location

The property is situated within the sought after Meadowbank district of the city lying approximately one mile east of the City Centre. The property is conveniently positioned to take advantage of many local day-to-day shopping requirements at the nearby Meadowbank Retail Park, which houses a Sainsbury's supermarket. For leisure and recreational pursuits in the area, Meadowbank Sport Centre is on hand together with the lovely open space of Holyrood Park and Arthur's Seat, only a short distance away.

The property is well placed for the commuter with regular bus services leading to the city centre and surrounding areas. The city bypass is also easily accessible and provides links to Central Scotland's main motorway network system.

Extras

Items of furniture, freestanding appliances and furnishings can be included in the sale.

Marionville Road, EH7 5UB

SquareFoot

Approx. Gross Internal Area
426 Sq Ft - 39.58 Sq M
For identification only. Not to scale.
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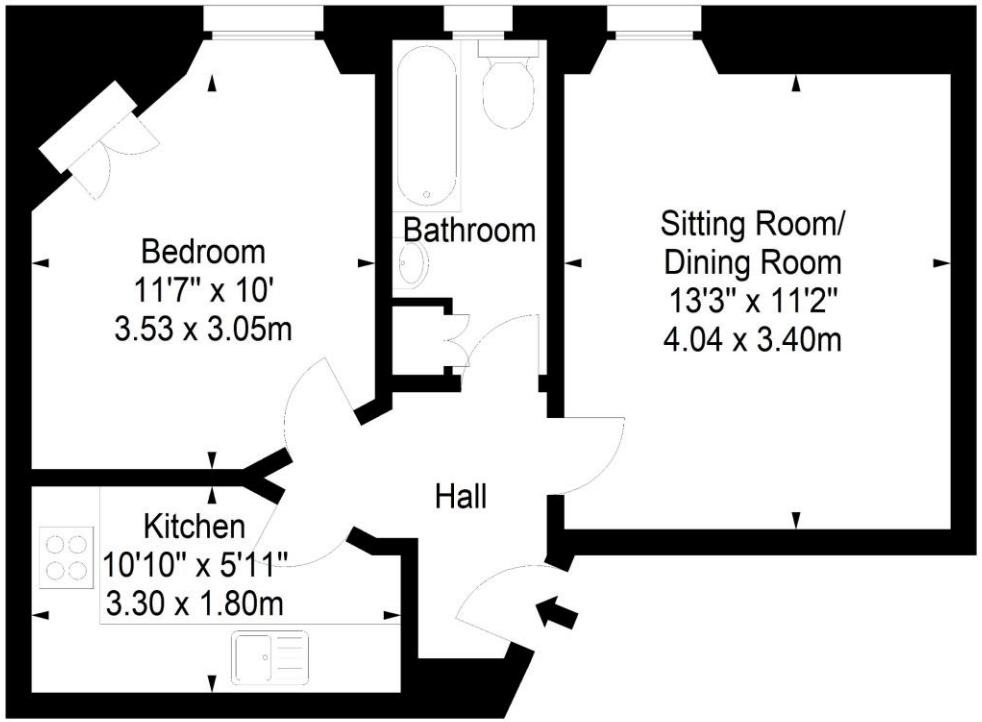

Third Floor

CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS

Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.