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Offers Over

£210,000

31 Marionville Drive

Marionville | Edinburgh | EH7 6BH

Located in the property Marionville district, this well-presented two-bedroom upper villa offers spacious and comfortable living with the added benefit of a main door entrance. Ideally positioned within easy reach of the city centre, the property also benefits from excellent amenities and transport links nearby. The property will undoubtedly appeal to the first-time buyer.

-  2 beds
-  1 public
-  1 bathroom
-  Private Garden
-  On-street Parking
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in a move-in condition whilst briefly comprising; welcoming entrance hallway with a large storage cupboard, and access to the private attic which offers scope for further development, bright and spacious lounge/diner with a lovely, rear facing outlook, fully-fitted kitchen with a range of included white goods, tiling in splash areas, and a handy storage cupboard housing the boiler, generously proportioned first double bedroom with a front-facing outlook, and ample room for different configurations, sizeable second double bedroom with plenty of space for freestanding furniture, and a fully-tiled bathroom suite with an over-bath shower, and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated electric hob, and oven, freestanding fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The private rear garden is a sunny, low-maintenance space featuring a wooden decking area, artificial turf, mature plants, and a garden shed – perfect for relaxing or entertaining. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





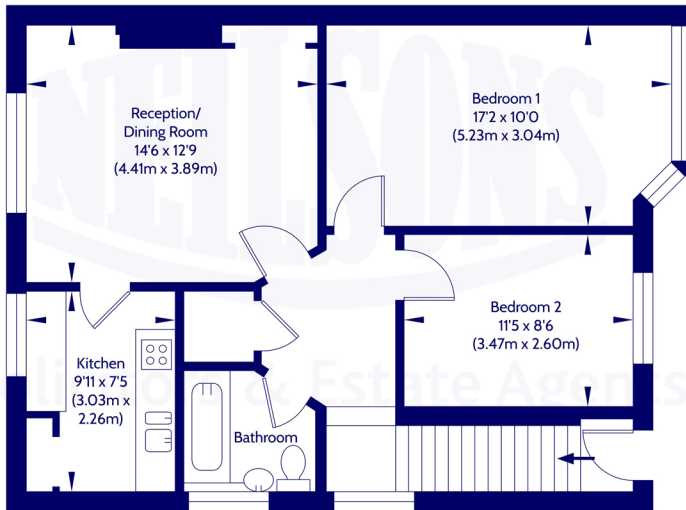
Location

The property is situated with the popular Marionville district to the east of Edinburgh City Centre and is well served by a frequent public transport service. The area has a good choice of leisure and shopping facilities including Meadowbank Sport Stadium (currently under construction) and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are situated nearby together with the delightful Leith Links. More extensive amenities can be found in Edinburgh City Centre as well as nearby Easter Road, which boasts a great range of shops and restaurants. Edinburgh City-Bypass and Waverley Train Station are within easy reach.



Approx. Gross Internal Floor Area 66.2 Sq M / 713 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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