



Solicitors & Estate Agents



Offers Over

**£215,000**

## 7/4 Cambusnethan Street

Meadowbank | Edinburgh | EH7 5TZ

This attractive, generously proportioned first floor flat, forms part of a traditional tenement within the popular district of Meadowbank, close to many local amenities and transport links on hand. The spacious accommodation would ideally suit the young professionals and internal viewing is highly recommended to be fully appreciated.

-  1 Bedroom
-  2 Public Rooms
-  1 Bathroom
-  Box room
-  Communal garden
-  Permit/metered parking
-  EPC Rating – C
-  Council Tax Band - C



virtually staged by HOMELi

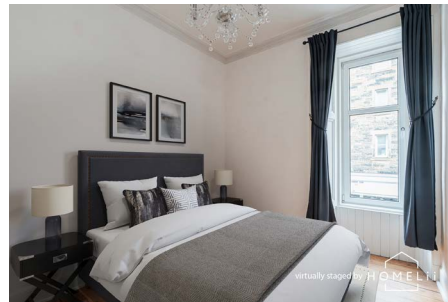
## Description

In brief the accommodation comprises: secure entry system, welcoming entrance hallway with built-in storage and useful box room located off, generously proportioned and bright bay-windowed lounge with feature fireplace, light and airy double bedroom, fantastic sized stylish fitted kitchen/dining with built-in storage cupboard and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.

*This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



virtually staged by HOMELi



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## Extras

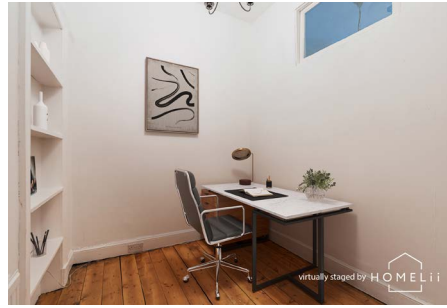
All blinds and curtains will be included in the sale together with the integrated oven/hob, washing machine and fridge/freezer.

## Gardens & Parking

There is a communal garden located to the rear of the property and permit/metered parking is available to the front and surrounding area.

## Viewing

Please contact Neilsons on 0131 625 2222.







## Location

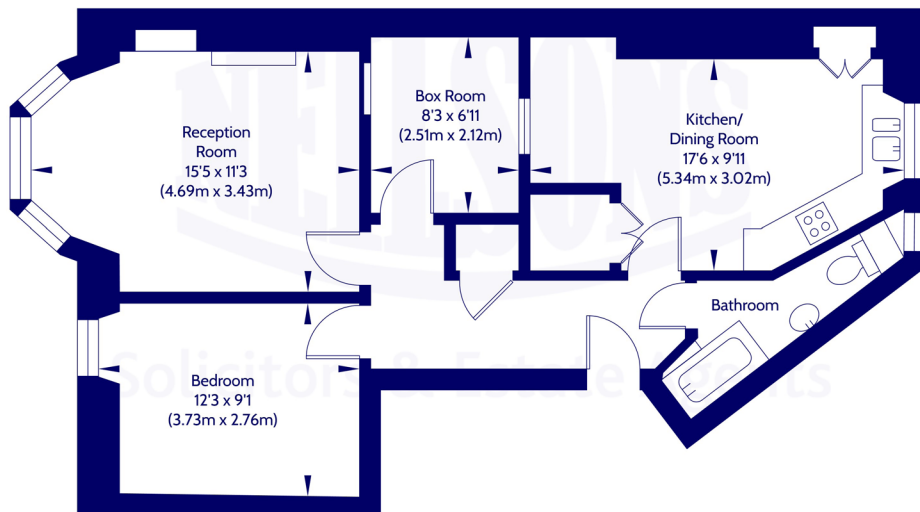
The property is situated in the popular Meadowbank district of the city which is 2 miles (approx.) to Edinburgh City Centre, Royal Mile and Holyrood Palace. The area has a good choice of leisure and shopping facilities, Meadowbank Sports Centre and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are a stone's throw from the property with the iconic Portobello beach just a short journey away. Many of central Edinburgh's fantastic array of attractions, art galleries, restaurants and the impressive St James Quarter, are within close proximity, together with Edinburgh City Bypass and Edinburgh Waverley train station.





Approx. Gross Internal Floor Area 60.04 Sq M / 646 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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