



13/3 Meadowfield Court, Edinburgh, EH8 7NA

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Welcome to Meadowfield Court, and ideal first time purchase or investment opportunity this first floor one bedroom apartment offers bright and spacious accommodation with a secure entry system and parking. The property is ideally located in the popular and sought-after Willowbrae area of Edinburgh close to many local amenities and transport links. The property benefits from double glazing and electric heating. Presented to the market in good order throughout, we would recommend an early viewing.

- Hallway with good storage facilities.
- Living room with twin windows, front facing.
- Fully fitted kitchen with a range of wall and base units along with integrated and free standing appliances.
- Double bedroom rear facing with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Double glazing.
- Electric heating.
- Communal gardens.
- Residents and visitors parking.



## Location

The property is situated within the sought after Willowbrae district of the city lying approximately three miles from the City Centre. The property is conveniently positioned to take advantage of many local day to day shopping requirements including a Morrison's supermarket with a large 24-hour Asda supermarket located at The Jewel. Further facilities can be found 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. Fort Kinnaird Retail Park provides a further variety of high street named shops together with popular restaurants and multi-screen cinema.

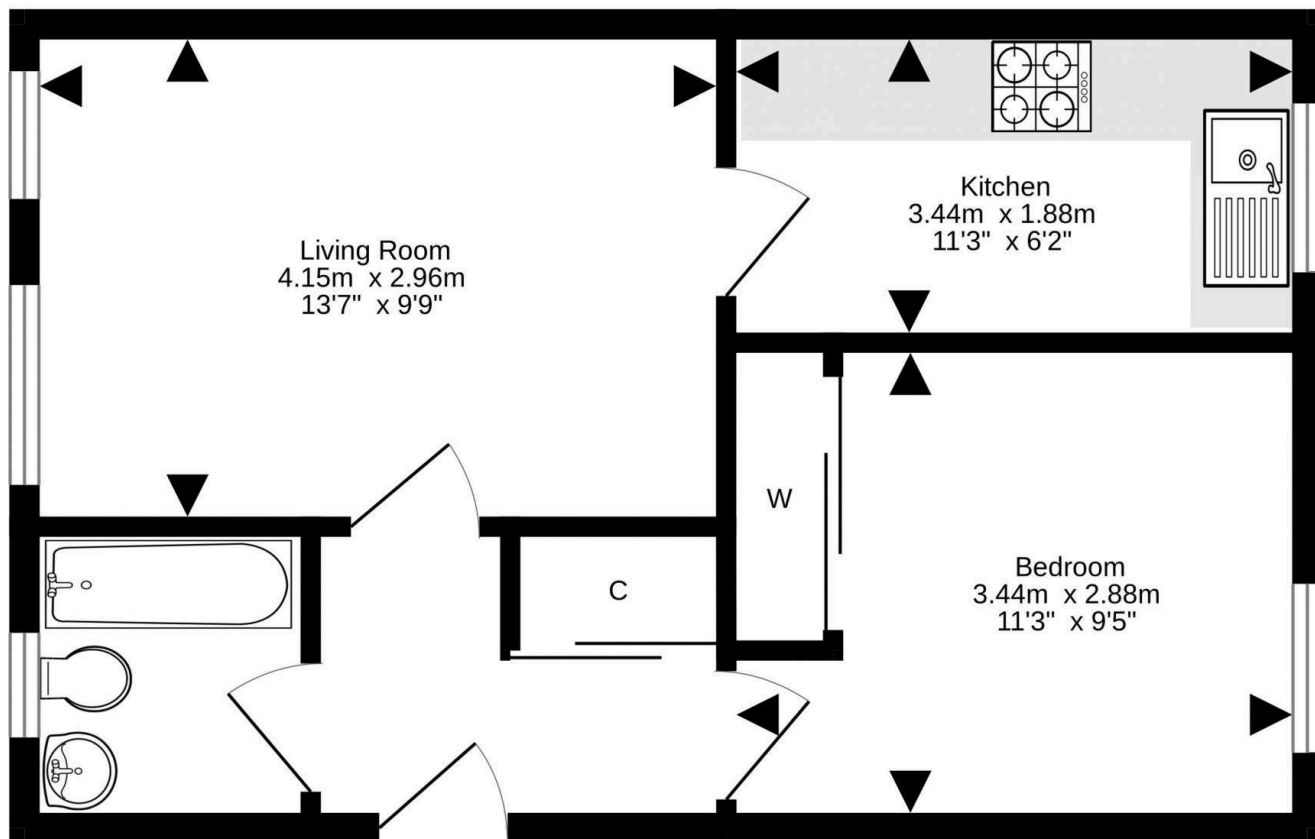
## Extras

The white goods and fitted floor coverings are included.

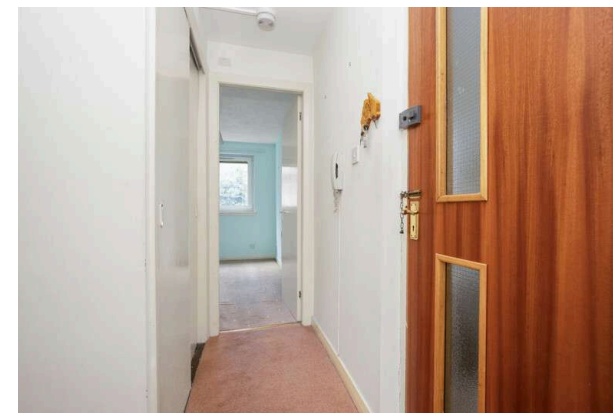
## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

