



Offers over £175,000

1/4 Sunnybank, Lower London Road, Edinburgh, EH7 5TL



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Spacious One Bedroom Flat - Meadowbank Views of Arthur Seat

Set on the first floor of a purpose-built block moments from the wide array of amenities at Meadowbank, this spacious one-bedroom flat provides generous living space with good storage, a shared garden and views of Arthur's Seat.

First Floor Flat; Entrance Hall; Living Room with Fireplace; Modern Dining Kitchen; Large Double Bedroom with Built-In Wardrobes; Shower Room; Excellent Storage; Shared Garden/Drying Green; Gas Central Heating; Double-Glazing; Close To Local Shops and Amenities; Close to Holyrood Park.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

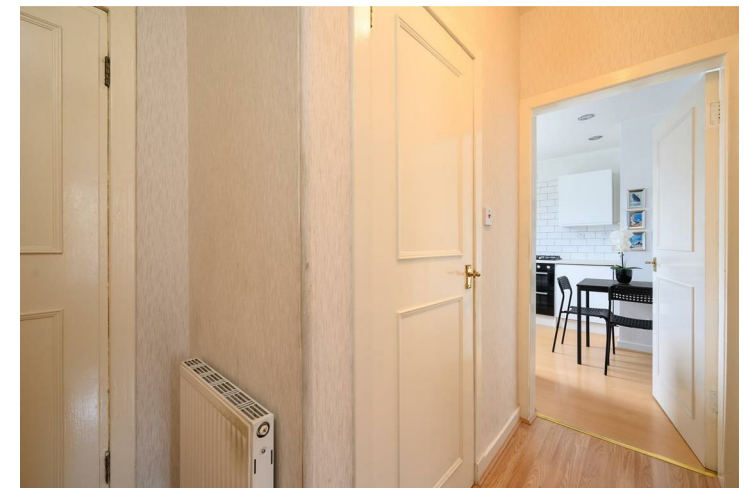
Sunnybank forms a part of Lower London Road, in a central location in Meadowbank. Just across the road are the superstores of Meadowbank Retail Park whilst the coffee shops, independent stores, bars and restaurants are just around the corner. There are Sainsbury's and a Lidl within a short walk, whilst the entertainments of Leith Walk are also only a short distance away. The City Centre and Holyrood Park are surprisingly close at hand and regular buses run along London Road and Regent Road providing access to many parts of the city. The nearest tram stop is McDonald Road and Waverley Station is approximately one mile away.

ACCOMMODATION (WIDEST POINTS)

Livingroom 13'10" x 12'11" (4.24 x 3.96)

Kitchen 9'8" x 9'6" (2.95 x 2.92)

Bedroom 1 14'0" x 11'5" (4.27 x 3.48)



LOCATION

Sunnybank forms a part of Lower London Road, in a central location in Meadowbank. Just across the road are the superstores of Meadowbank Retail Park whilst the coffee shops, independent stores, bars and restaurants on Easter Road are just around the corner. There are Sainsburys and a Lidl within a short walk, whilst the entertainments of Leith Walk are also only a short distance away. The City Centre and Holyrood Park are surprisingly close at hand and regular buses run along Easter Road, London Road and Regent Road providing access to many parts of the city. The nearest tram stop is McDonald Road and Waverley Station is approximately one mile away.

EXTRAS

White Goods included in the Sale

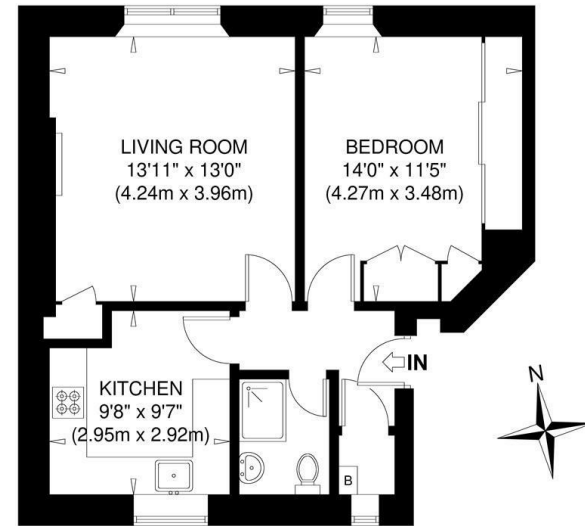
EPC RATING

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VIEWING

By appointment only please Telephone: 0131 554 6244





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 48.4 SQ M / 520 SQ FT

SUNNYBANK
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 48.4 SQ M / 520 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.