



With panoramic views

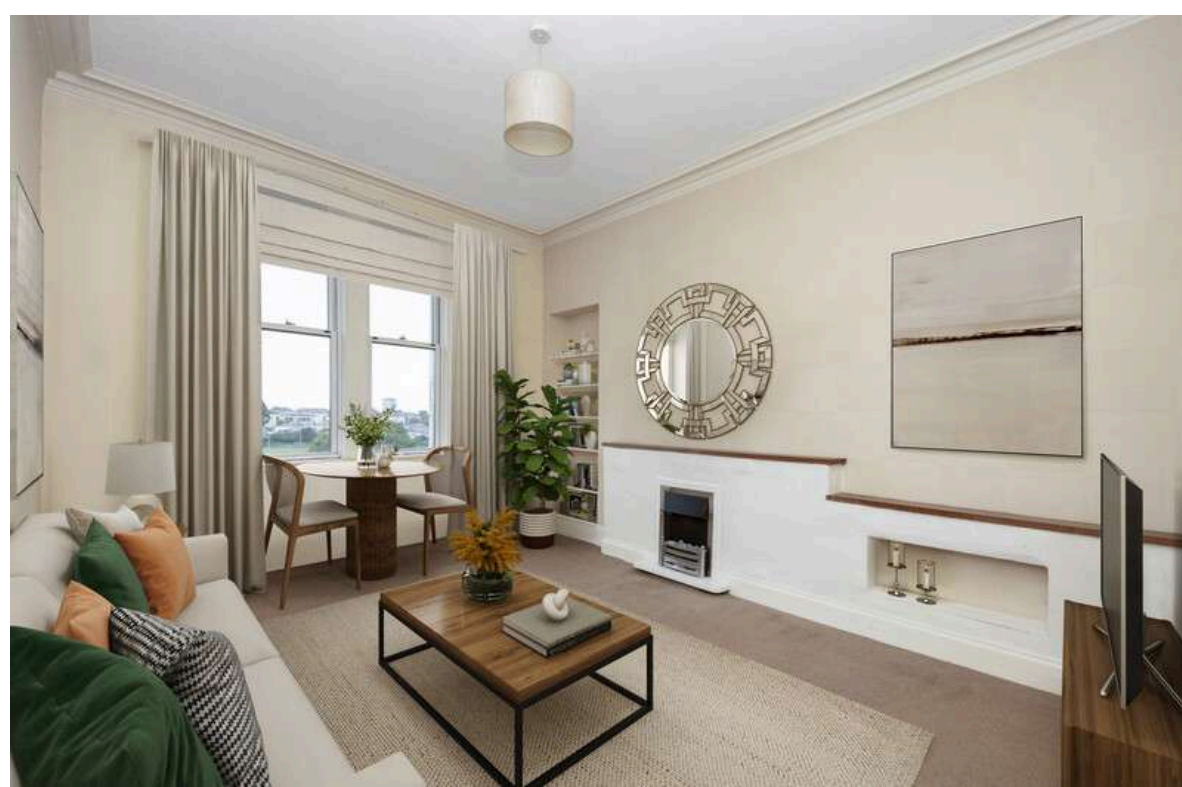
One-bedroom, top floor flat



A most attractive, one-bedroom, top floor flat which has panoramic views from the front over the City to Fife. It is situated in the sought after area of Meadowbank, close to Arthur's Seat, as well as a variety of local amenities including the new Meadowbank Sports Centre and is within easy reach of the City Centre. Quietly located on the third floor, the accommodation comprises entrance hall providing access to all rooms, a generously proportioned lounge with window to the front offering fantastic views, a dining kitchen with wood effect units at wall and floor level, tiled splash backs/ toning worktops with a large pantry cupboard, a bright bedroom peacefully situated to the rear, useful boxroom with shelving which would make an ideal office/study and occasional guest room, bathroom with three piece suite and shower over bath. Suiting a variety of buyers, it offers lots of potential to purchasers wanting to put their individual stamp on the property.

Key Features

- Hall
- Lounge
- Dining kitchen
- Double Bedroom
- Bathroom
- Box room
- Gas central heating
- Double glazing
- Communal garden
- On-street permit and pay and display parking
- Virtually staged lounge for illustration purposes only



Meadowbank

The highly sought-after Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including the impressive Meadowbank Retail Park. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities including the exciting new St James Quarter which boasts a variety of shops and eateries. Some of the city's best green spaces are conveniently close including Holyrood Park and Arthur's Seat. The new Meadowbank Sports Centre is only a short walk away. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.



Extras

All fitted floor coverings, curtains, automatic washing machine, gas hob, electric oven, extractor hood. (no warranties given)

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£220,000

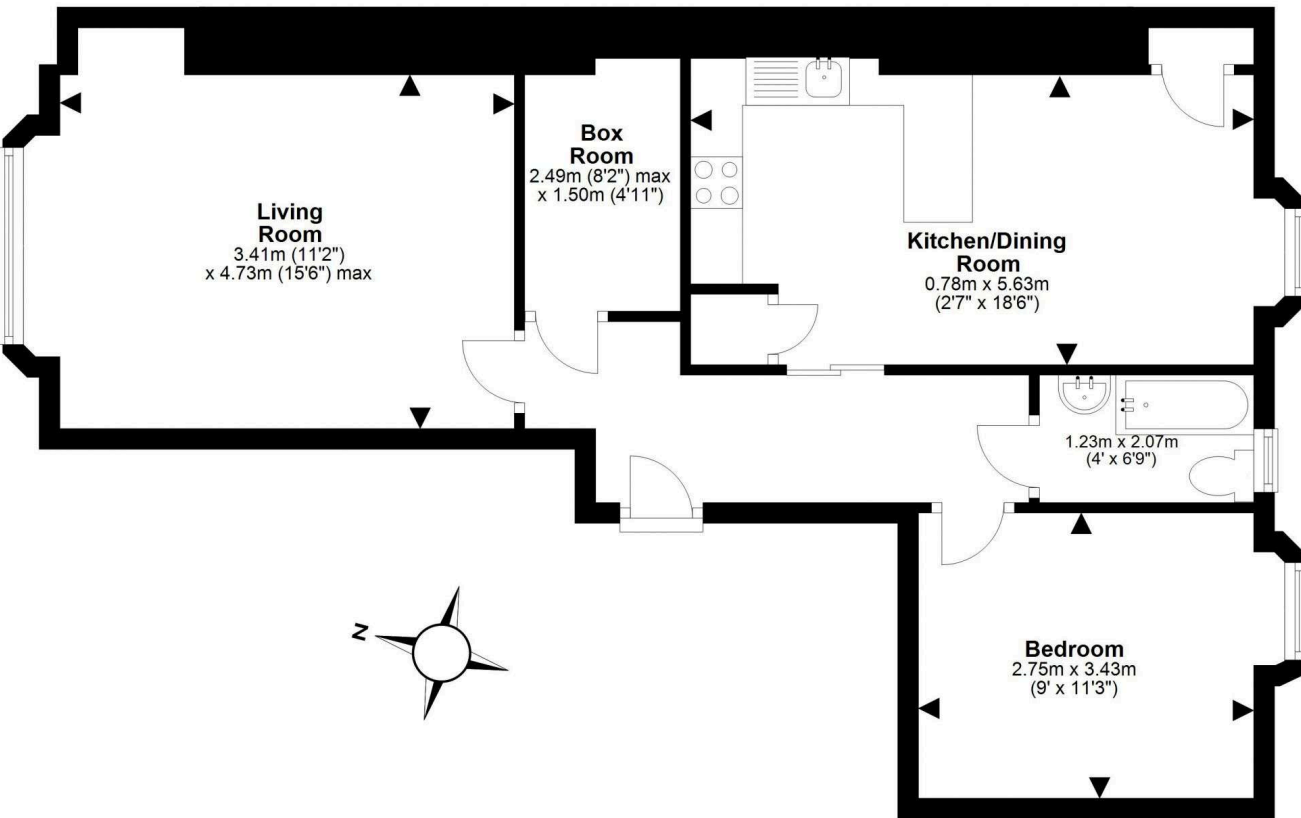
EPC Rating

D

Tenure

Freehold





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk



Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648



ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.