

Marionville, Edinburgh

41 MARIONVILLE ROAD, EDINBURGH EH7 6AG

WILSON WARD
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Beautifully presented main door flat within a traditional tenement building with private patio garden and situated close to excellent amenities.



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Description

41 Marionville Road is a beautifully presented main door flat within a traditional tenement building, with a private patio garden to the front and access to a well-tended communal garden/drying green to the rear. The property has some attractive features including working shutters to the lounge/dining room and bedrooms and a ceiling mounted clothes pulley in the hall. The property is entered into a vestibule, leading to a welcoming hallway which has good storage facilities and leads to the lounge/dining room, a beautiful room with a window to the front of the property and a useful shelved recess. The kitchen has modern base and wall units and wall shelving and the halogen hob, oven, extractor hood and the washer dryer and fridge freezer are all included in the sale and there is wall and floor tiling. There are two good sized double bedrooms and to complete the accommodation is a lovely bathroom with a bath and a separate large shower cubicle and extensive wall and floor tiling. The property also benefits from double glazing and gas central heating. Early viewing is recommended to appreciate the quality of accommodation on offer which will appeal to a variety of prospective purchasers.

Location

Marionville is a popular area, within easy reach of the city centre as well as to Leith and Portobello. There are good local amenities and shopping, including large and small supermarkets and the city centre has an abundance of excellent amenities including café, bistros, bars and restaurants, museums, theatres, galleries and cinemas with the Playhouse Theatre and the Omni Centre being particularly close by. Shopping in Edinburgh is superb with everything from small specialist shops to prestigious department stores including John Lewis and Harvey Nichols and the new St James Quarter and Meadowbank Retail Park, with Sainsbury's Supermarket, is just a short walk away. Lochend Park is on the doorstep, Leith Links and Academy Park are close by, and Holyrood Park, Arthurs Seat and Calton Hill are all within easy reach. There are various health and sport clubs in the area including the Leith Victoria Swim Centre and Meadowbank Stadium. Edinburgh has a good public transport service operating throughout the city including the new tram network. The main road networks, including the A1 and City Bypass, are all accessible and schooling is available in the area at all levels.

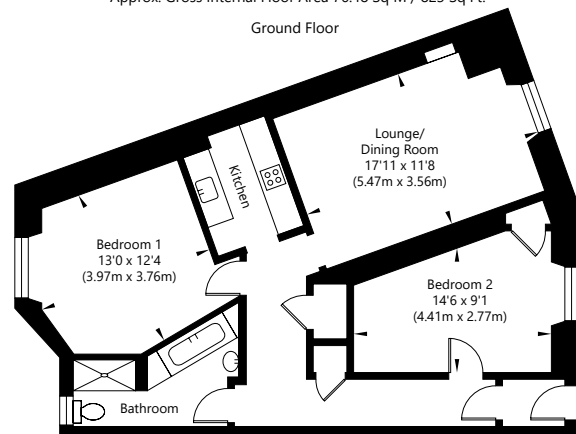
Extras

The induction hob, oven, extractor hood, fridge freezer and washer dryer are all included in the sale.

Viewing

By appointment with Agent Tel: 0131 467 7550

Approx. Gross Internal Floor Area 76.48 Sq M / 823 Sq Ft.



Area excludes garages, outbuildings, attics and eaves, if applicable. All measurements are approximate. Not to scale. For identification only. © 2024 planography.co.uk

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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.