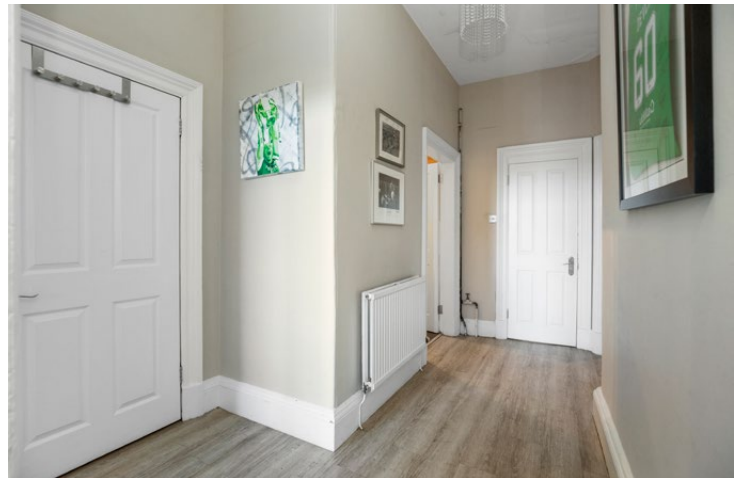


# KILGOUR

PROPERTY



**4A Meadowbank Terrace, Edinburgh, EH8 7AR**





- Living Room
- Kitchen/ Dining Room
- 2 Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Private Garden
- Council Tax – Band B
- EPC – Band D

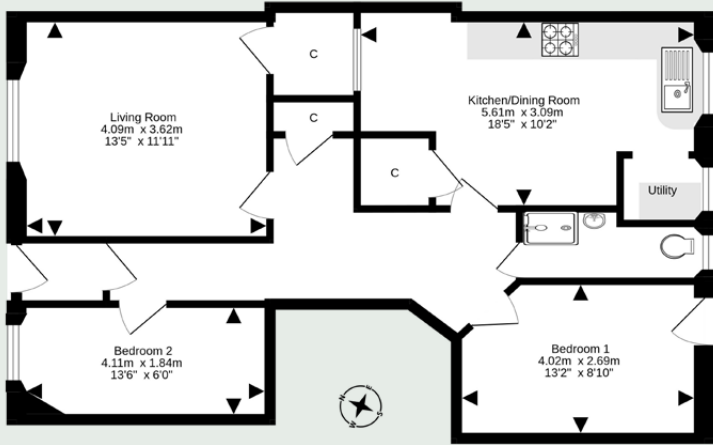
Viewing by appointment through selling agent on 0131 273 5233

## Description

A delightful main door flat forming part of a traditional tenement building in a popular part of the city. The property will appeal to a verity of buyers and benefits from gas central heating and is double glazed. Externally there is a private garden to the front and a shared communal garden to the rear. There are a host of amenities on the doorstep and the property is very well placed for commuting.

## Location

Meadowbank Terrace is the road heading from the busy junction opposite the Meadowbank Leisure Complex (A1) towards Holyrood Park. It comprises similar traditional stone tenements where residents' are lucky enough to have a wide selection of amenities, literally "on the doorstep". The city centre is only 1.5 miles and this factor undoubtedly contributes to the area's desirability. There are excellent local shops & regular bus routes; in addition, there is a choice of supermarkets close-by and motorists can quickly access the by-pass via the A1 leading on to the main road network in and out of Edinburgh. Leisure is particularly well catered for in the vicinity including the Meadowbank Complex, the Royal Commonwealth Pool (through Holyrood Park); several golf courses and of course the many lovely walks on and around neighbouring Arthurs Seat. Even Portobello and its promenade, beach & shopping is only 1.5 miles east.



Kitchen/Dining Room	18'5 x 10'2	5.61 x 3.09
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Living Room	13'5 x 11'11	4.09 x 3.62
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Bedroom 1	13'2 x 8'10	4.02 x 2.69
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Bedroom 2	13'6 x 6'0	4.11 x 1.84
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