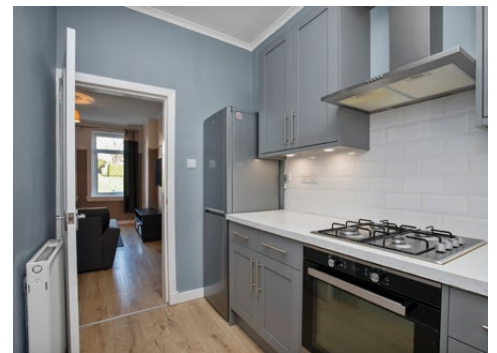
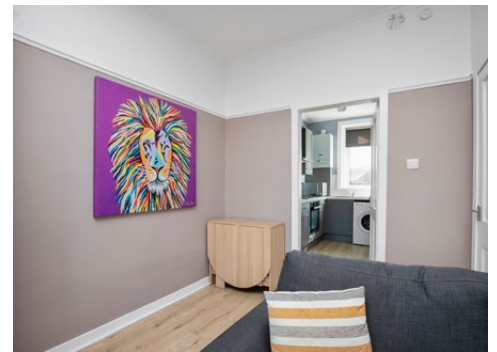
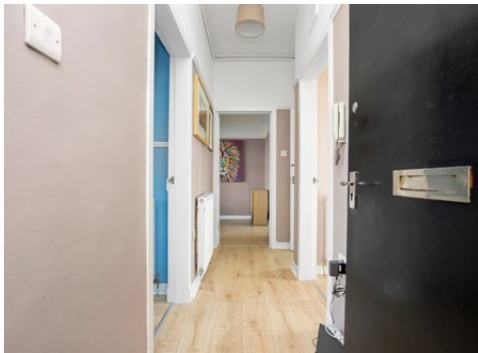


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PROPERTY



238/1 Marionville Road, Edinburgh, EH7 6BE





- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- On Street Parking
- Council Tax – Band B
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

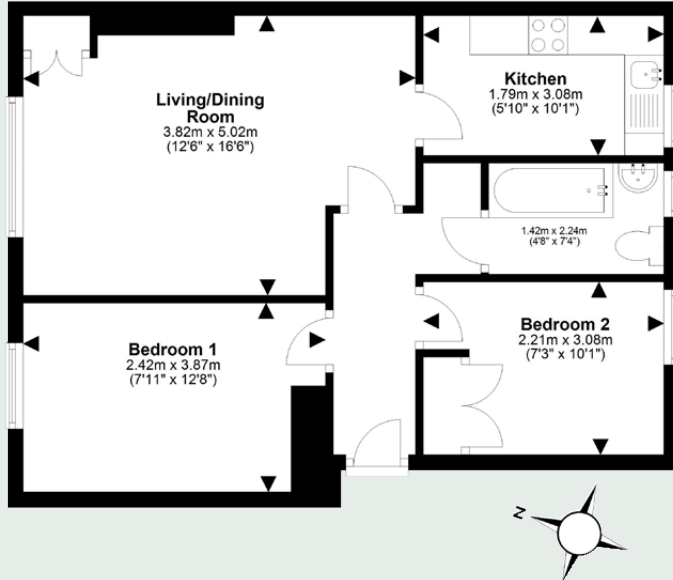
A very well presented ground floor flat located in a popular and sought after location close to amenities and very well placed for commuting around the city.

The property will appeal to a number of buyers and is in move in condition. There is gas central heating and double glazing.

Externally there are private gardens to the front and rear as well as a shared drying green and you will also find ample on street parking.

Location

Marionville Road is very well positioned to take advantage of an excellent range of popular cafes and shopping outlets in the vicinity, Meadowbank Retail Park is just a few minutes walk away, with Sainsbury's, Home Bargains and Lidl. Princes Street is only short journey away, where an extensive choice of leisure and recreational facilities can be found and Arthur's Seat and Holyrood Park are also very close-by along with Meadowbank sports centre offering track, fields, gym are perfect for the fitness enthusiast. An efficient public transport network operates to most parts of the city and surrounding areas, with Waverley train station just a short bus ride away. Portobello beach, the city bypass and main motorway networks are also within easy reach making it perfect for commuters.

1 2 1 C
A
B
C
EPC BANDB
COUNCIL TAX BAND

Lounge	16'6 x 12'6	5.02 x 3.82m
Kitchen	10'1 x 5'10	3.08 x 1.79m
Bedroom 1	12'8 x 7'11	3.87 x 2.42m
Bedroom 2	10'1 x 7'3	3.08 x 2.21m
Bathroom	7'4 x 4'8	2.24 x 1.42m







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