



13/1 Queen's Park Avenue
MEADOWBANK | EDINBURGH | EH8 7EE


warners
solicitors & estate agents



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Sunny and bright south east facing three bedroom first floor flat set within a traditional tenement building lying adjacent to Holyrood Park. Offering beautifully proportioned living space offering a blend of contemporary and period features this spacious dual-facing property is presented to the market in excellent order and represents an ideal home for an individual or couple and comprises;

- Welcoming reception hallway with storage and security entry phone
- Elegant bay windowed living/dining room with feature fireplace and living flame gas fire with relaxing leafy outlook to Holyrood Park
- Bright, modern internal kitchen offering integrated appliances and fantastic storage options
- Three generous double bedrooms
- Contemporary bathroom with vanity sink unit and mains shower over 'P' shaped bath
- Gas central heating
- Double glazing
- Fantastic storage options
- Communal garden to the rear
- Unrestricted on street parking

EPC Rating C.

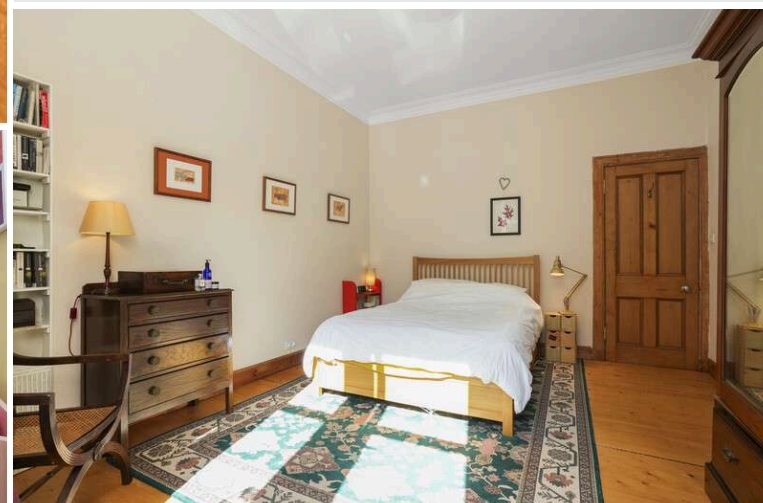
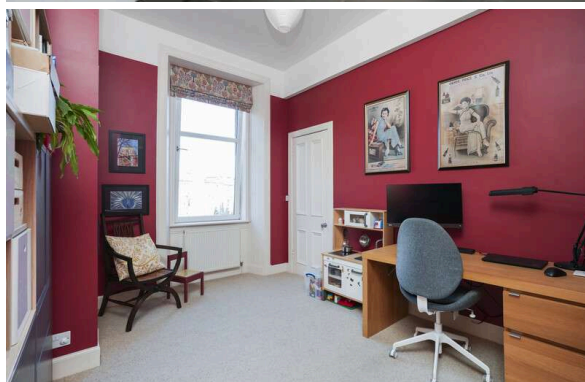
Extras include dishwasher, fridge/freezer, microwave, oven and curtain poles. Curtains/blinds may be available by separate negotiation.

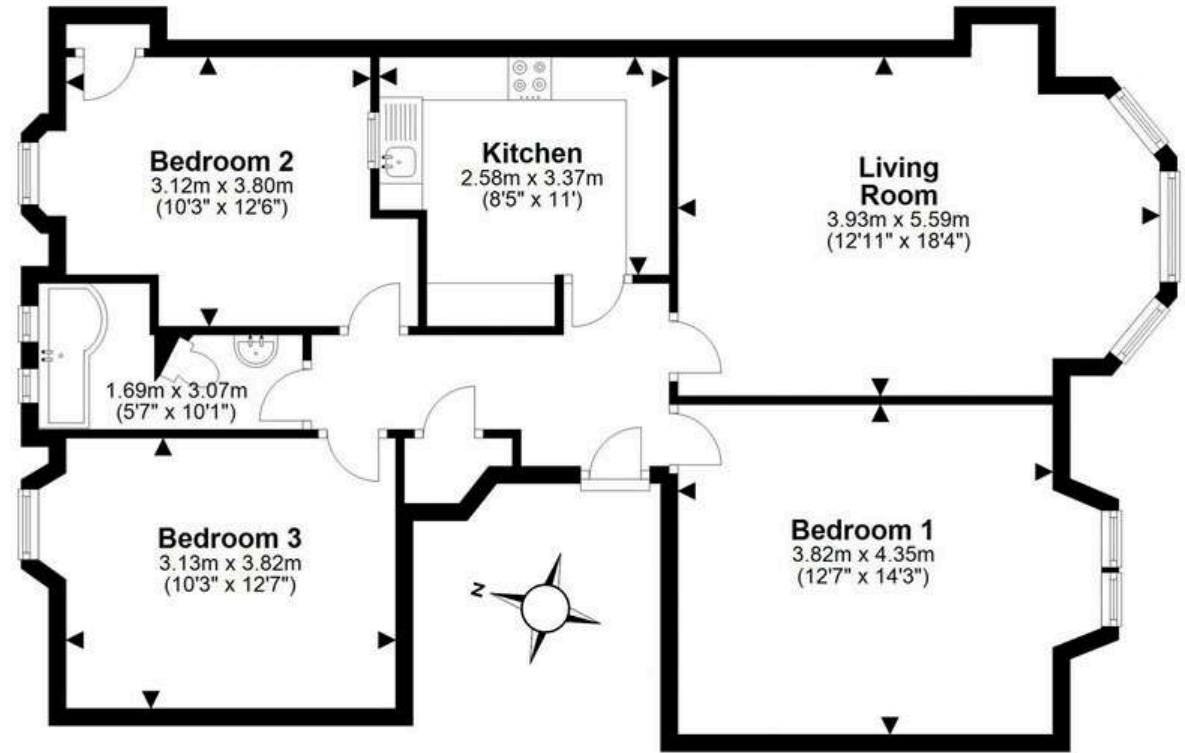
Factor fees: Stair Cleaning £75 p.a., Garden waste bin £5 p.a.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The ever popular 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, home to Sainsbury's and B&M Home Store. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities can be found and the green open space of Holyrood Park is close-by. The recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.





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.