



16/4 Clockmill Lane
MEADOWBANK | EDINBURGH | EH8 8HY


warners
solicitors & estate agents



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Superb two bed top floor apartment flat with the huge benefit of secure allocated parking, boasting a tucked away cul-de-sac position very close to Holyrood Park and with easy access to the City Centre amenities and attractions.

This is an ideal starter home for a couple, who are looking for a central located property offering all modern comforts. The flat is quietly situated to the rear of the building looking out to mature trees in neighbouring gardens. The large public room is perfect for relaxation and dining and has a doorway leading through into a kitchen fitted with a good range of storage units. Built-in wardrobe space is provided within both bedrooms, with the principal room also having the benefit of an en-suite with mixer shower and white tiled surrounds. The bathroom features two tone tiled surrounds and a mixer tap shower attachment. Further storage space is provided by a cupboard off the hallway and also access via ladder to a private loft space. The property is located within a permit parking area so having the allocated parking space within the secure garage is a bonus.

- Living/dining room with pleasant leafy outlook
- Fitted kitchen
- Principal bedroom with en-suite facility
- Second bedroom
- Bathroom
- Hallway with cupboard storage and access to
- Loft with light and ladder access
- Gas central heating
- Double glazing
- Security entryphone system
- Allocated parking space in secure garage

Factoring fee £160 deposit and approximately £100 per month

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

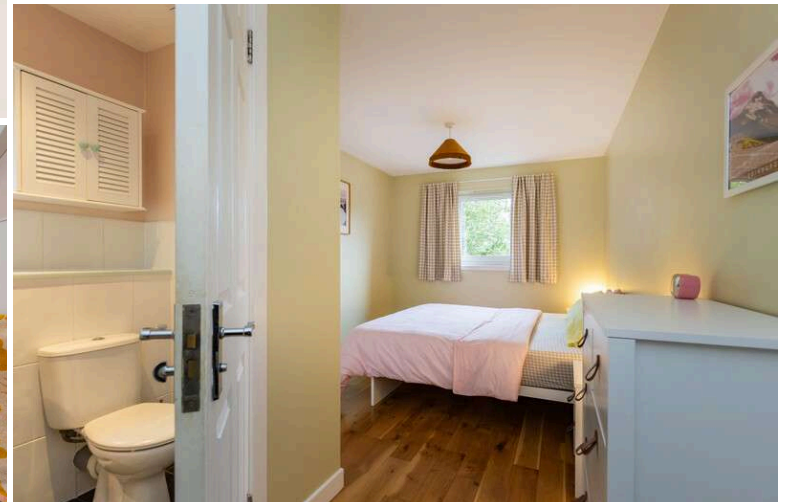
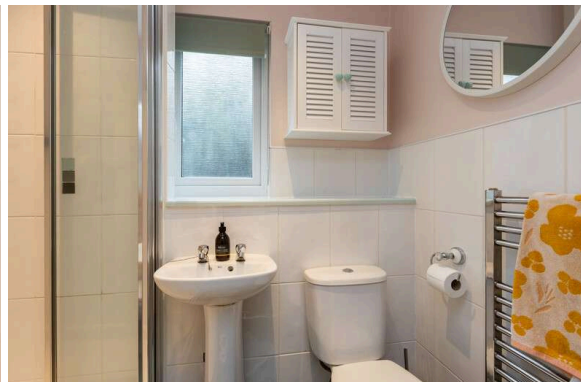


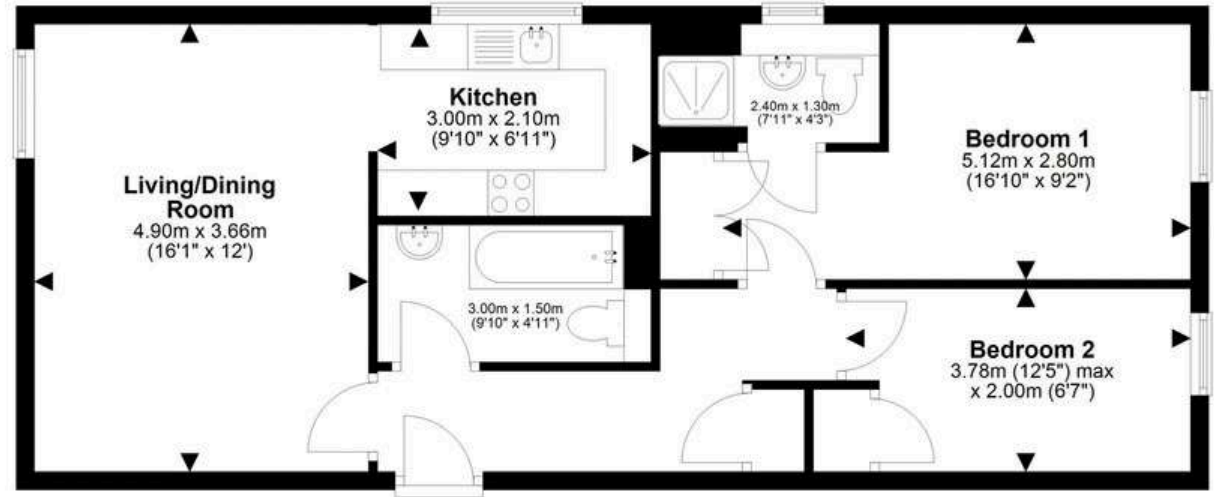
All integrated kitchen appliances, curtains, blinds, wall mounted shelves, shoe racks in double wardrobe, ensuite bathroom cabinet and mirror are included in the sale

Other items of furniture may be available to purchase by separate negotiation with the seller

EPC RATING B.

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 Meadowbank Retail Park, home to Sainsbury's and B&M Home Store. The east end of Princes Street is a short journey away, where an extensive choice of leisure and recreational facilities can be found and the green open space of Holyrood Park is just at the end of the road. 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 in the area includes 24-hour buses and a tramline running through nearby Leith to the city and 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.

