



15/5 Clockmill Lane
MEADOWBANK | EDINBURGH | EH8 8HY

warners
solicitors & estate agents



15/5 Clockmill Lane

MEADOWBANK | EDINBURGH | EH8 8HY

Well presented first floor two bedroom flat situated in an attractive modern development located in the popular Abbeyhill area to the East of Edinburgh and just off Holyrood Park. This stylish property is offered in move in condition and would make an excellent home in a sought after area. The property comprises a bright and spacious open plan kitchen living room that currently comprises two Juliet balconies, a new boiler, dining area, 5 ring gas hob, oven and fan, fridge/freezer and washer/dryer. There are two well-proportioned bedrooms both with built in storage and the master bedroom benefitting from an ensuite shower room with a heated towel rail. The hall has a useful double storage cupboard and secure entry and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from double glazing, gas central heating and an allocated parking space within a shared garage. Early viewing is highly recommended.

- Entrance hall
- Bright and Spacious open plan living with two Juliet balconies with leafy outlook
- Fitted Kitchen
- Two bedrooms, one with an ensuite
- Further bathroom with shower over the bath
- Ample storage
- Double glazing and Gas Central Heating
- Allocated parking space within a secure shared garage

EPC Rating B

Extras fridge, freezer, oven, washer, dryer and all blinds.

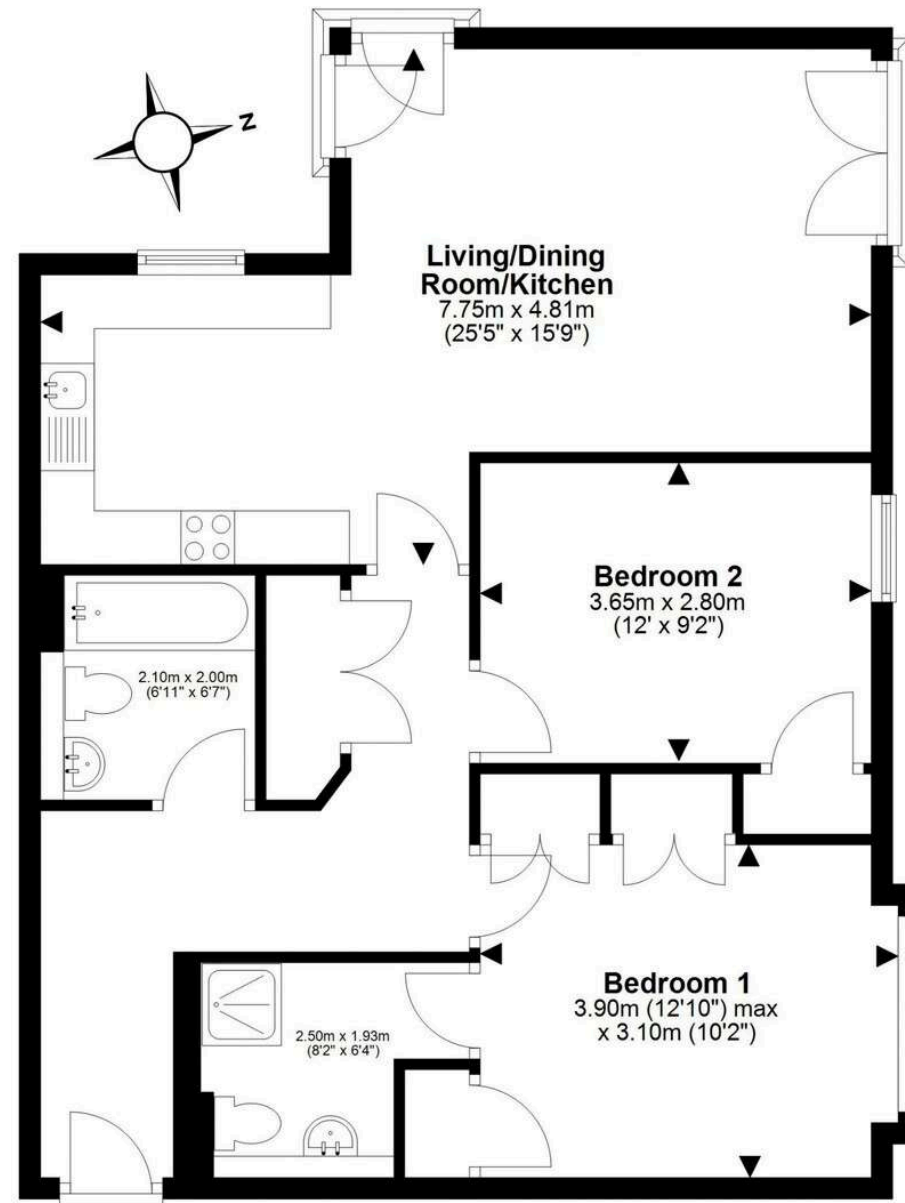
Factor Fees : James Gibb - Float of £230 and average monthly cost of £100

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 restaurants, bars and 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 within walking distance or 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 a stone's throw away. 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.