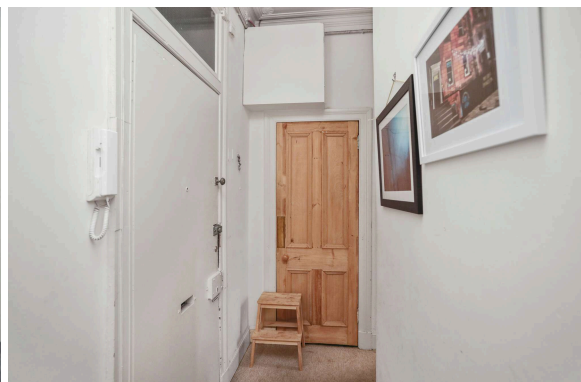
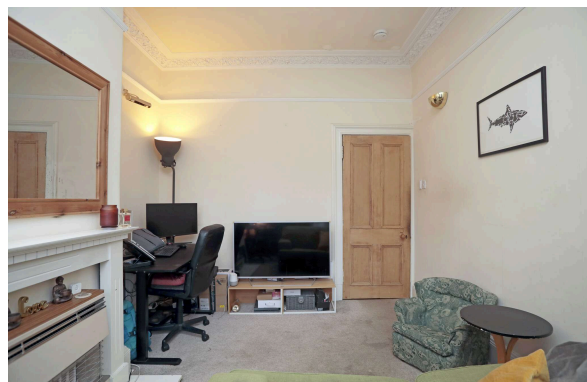




28/5 Marionville Road
MEADOWBANK | EDINBURGH | EH7 5TX

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Well-presented second floor flat, forming part of a traditional tenement building located in the highly desirable Meadowbank area, within walking distance of excellent local amenities, shops, bars, restaurants and only a short journey from Edinburgh City Centre, making the property an ideal purchase for a first time buyer, investor or professional individual.

Access to the apartment is via a secure communal area and all accommodation is off the hall. The bright and spacious living room has ample room for both relaxing and boasts many pleasing traditional features such as the Bay window, fireplace and Ornate Cornicing. The well-appointed kitchen comes with a range of base and wall storage units and currently comprises a gas hob, oven and fan, fridge/freezer, washing machine and dining area. The well-proportioned bedroom has built in storage and a further shower room. There is also a box room which could be used for multiple uses. Completing the accommodation is the bathroom with shower over the bath.

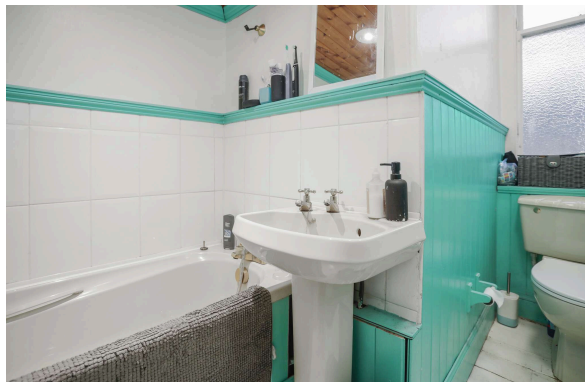
- Popular Meadowbank location
- Welcoming reception hall with secure entry
- Generously proportioned living room with traditional features
- Well-equipped fitted kitchen
- Well proportioned Bedroom with ensuite shower
- Bathroom
- Versatile Boxroom
- Communal Garden

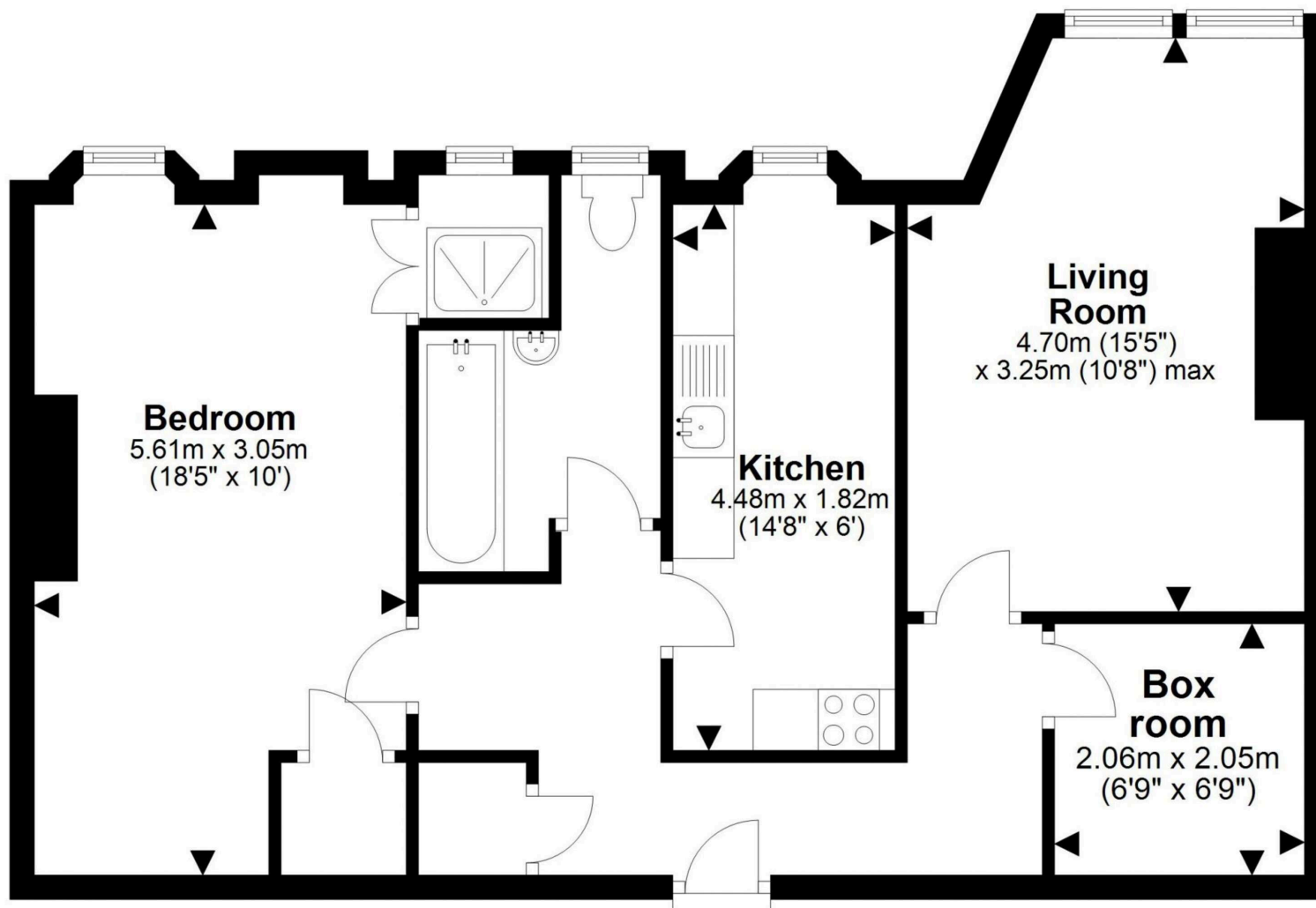
All fixtures, fittings, curtain rails, light fittings and kitchen appliances will be included in the sale, EPC Rating D.

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 amenities in the vicinity, with a large Sainsbury's supermarket in Meadowbank Retail Park, and the excellent cafes, bakeries and independent shops around Easter Road and Abbeyhill. 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 operates to most parts of the town and surrounding areas and 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.