



7 (1F2) Meadowbank Place  
MEADOWBANK | EDINBURGH | EH8 7AW

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## 7 (1F2) Meadowbank Place

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Bright first floor flat within a traditional tenement, situated in the heart of a sought after area close to Holyrood Park, great local amenities and regular bus services into the nearby City Centre.

The property offered for sale benefits from a good sized public room with space for both seating and dining, an attractively fitted kitchen, double glazed windows and good storage facilities. Although now requiring some modernisation, it has excellent potential and is ready for the new owner to put their own stamp on it.

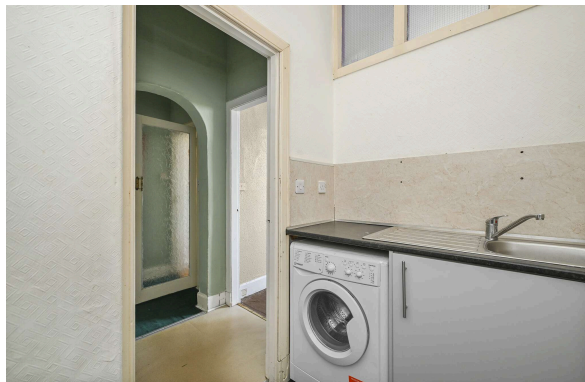
- Entrance hall with two storage cupboards
- Living/dining room with decorative cornicework
- Grey gloss units in fitted kitchen
- Bedroom 1 benefiting from mirrored wardrobe
- Bedroom 2
- Bathroom/electric over bath shower
- Double glazing
- Partial gas central heating
- Security entrphone system
- Shared rear garden
- Permit/metered parking in area

Included in the sale will be the curtains and washing machine. Energy Rating C. Council Tax Band C.

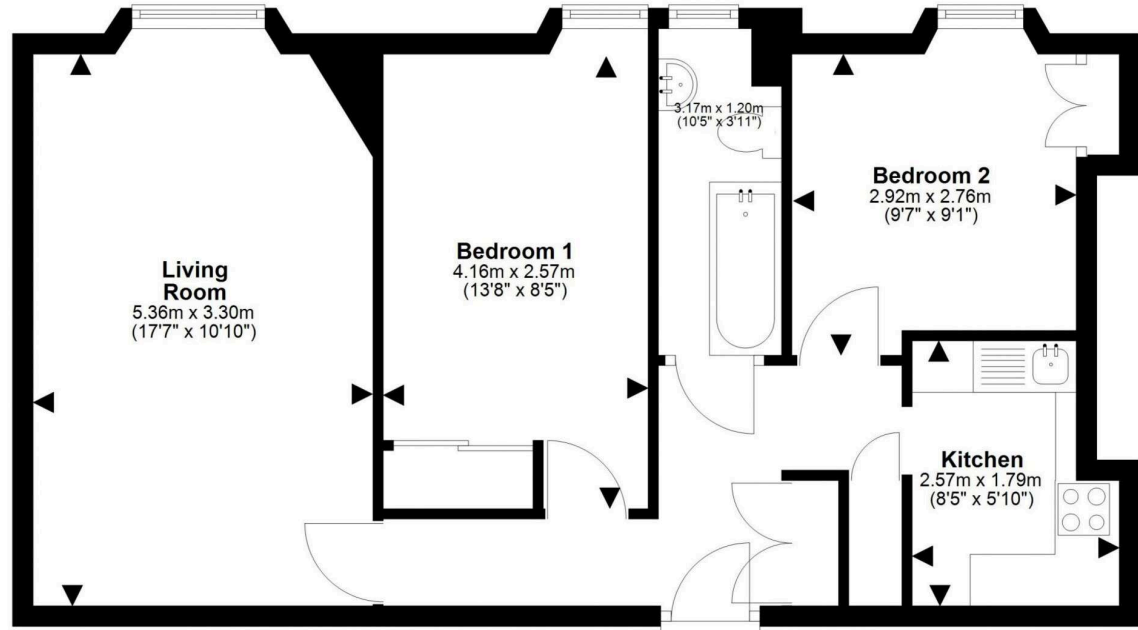
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 Meadowbank Retail Park, home to Sainsbury's, Lidl 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 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.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.