



27/10 Parsons Green Terrace
MEADOWBANK | EDINBURGH | EH8 7AF



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An exciting opportunity has arisen to purchase this well-presented, traditional one bedroom flat in the popular Meadowbank area of Edinburgh. This traditional third floor flat is in move-in condition and is offered to the market in good decorative order. It would be an ideal first-time purchase as well as offering significant investment potential.

The accommodation comprises of an entrance hallway with storage cupboard, living room with attractive twin windows, feature fireplace, working fire and Edinburgh Press, fully fitted kitchen that currently comprises a dining area, washing machine, window seat, 5 ring gas hob, double oven, pulley, dishwasher and fridge/freezer. There is also a well-proportioned bedroom with fireplace, a further box room and completing the accommodation a stylish shower room with walk in double waterfall shower and a heated towel rail.

The property further benefits from gas central heating, communal garden to the rear and free on street parking available on surrounding streets.

- Hall
- Spacious living room with traditional features
- Well-proportioned bedroom
- Fully fitted kitchen
- Gas central heating
- Entry phone security system
- Box room
- Communal back garden
- Nearby On Street parking

Energy Rating D, Council Tax Band C.

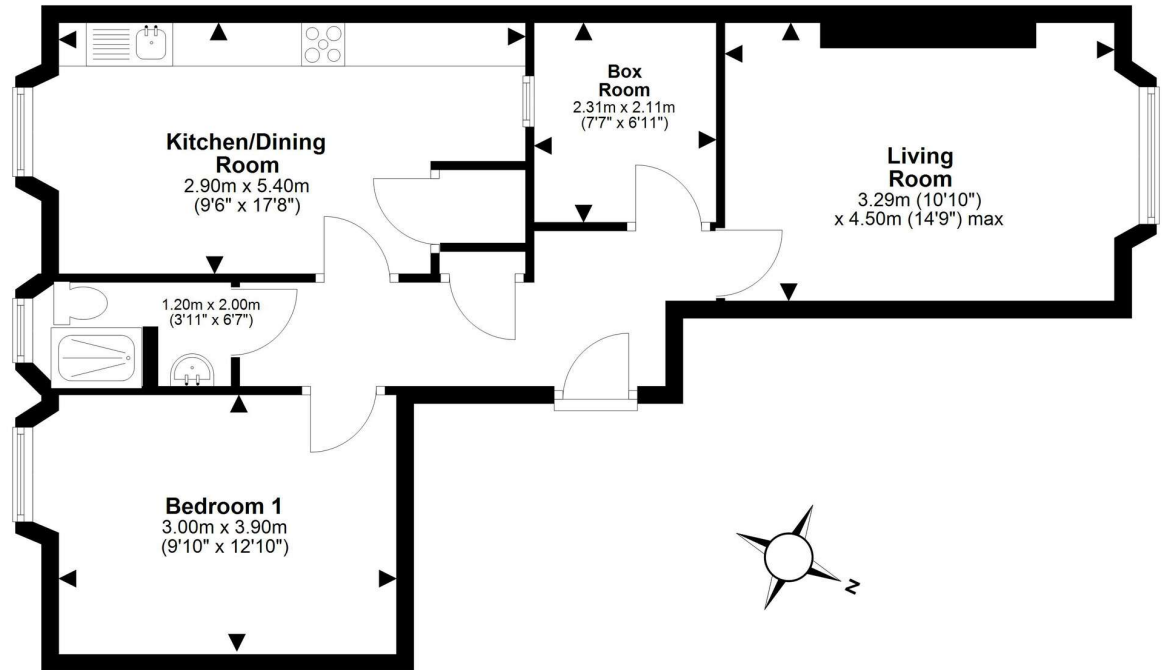
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, and box room storage shelves will be included in the sale.

The 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, Marks & Spencer and Lidl. 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, caf , 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.





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.

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