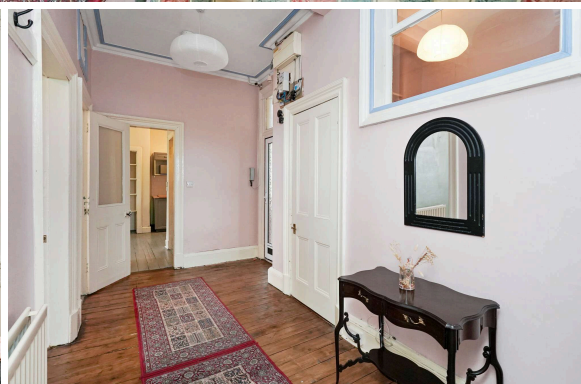




2/9 Meadowbank Avenue
MEADOWBANK | EDINBURGH | EH8 7AP

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2/9 Meadowbank Avenue

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Spacious two-bedroom top-floor apartment situated in the highly popular Meadowbank area of Edinburgh, just minutes by bus east of the city centre.

The dining room/kitchen is of an excellent size - and off this lie convenient, walk in storage cupboards. The living room is also of a generous size and boasts extensive views, with plenty of natural light creating a great space for relaxing or entertaining. Both bedrooms are well-sized doubles, and the box room could be employed as a home office or study.

A bathroom with three-piece white suite completes the internal accommodation.

Outstanding local amenities include Meadowbank Sports Centre and Meadowbank Retail Park - and the property is located immediately adjacent to Holyrood Park, offering easy access to public transport links.

Offering immense appeal to first-time buyers, couples and young families in addition to holding investment potential, early viewing is highly recommended.

- Two-bedroom top floor apartment
- Dining room/kitchen
- Living room
- Two double bedrooms
- Box room
- Bathroom
- Permit parking
- Communal rear garden
- Outstanding local amenities

Energy rating C and Council Tax Band B.

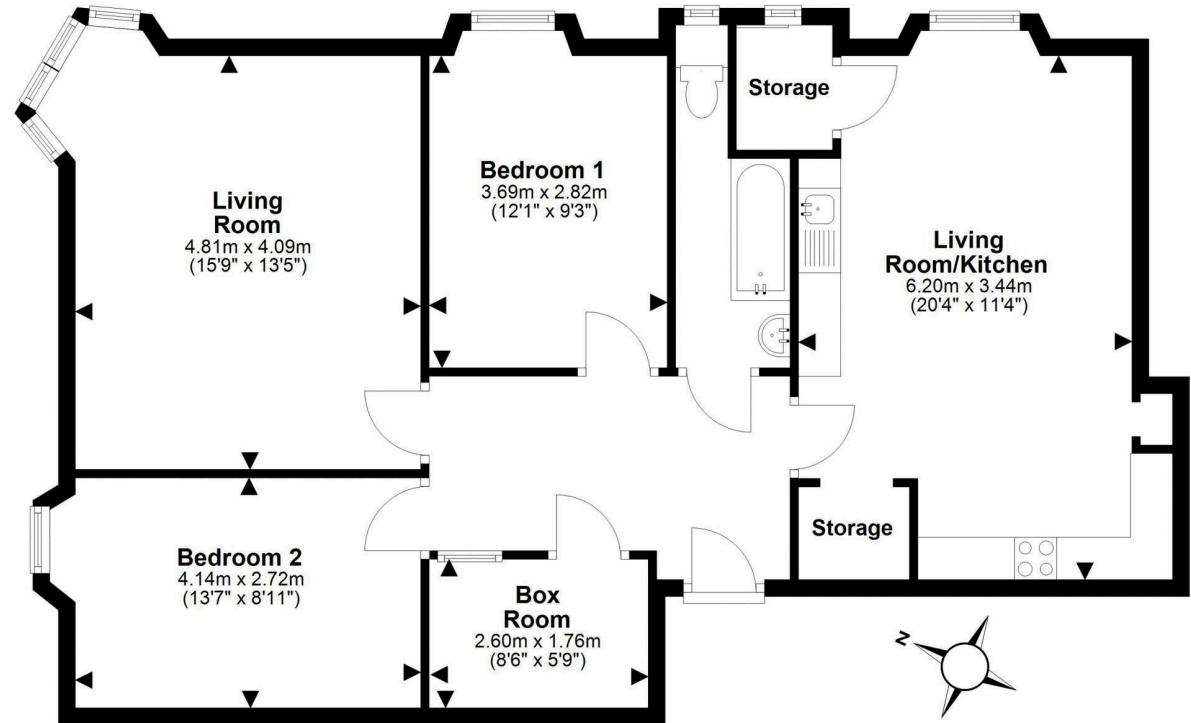
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The ever popular Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the neighbourhood, 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 in the immediate vicinity. 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.

Integrated appliances, fixtures and fittings and curtains included in the sale. Other furniture can be made available with separate negotiation.





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.