





## 57/9 Marionville Road, EDINBURGH, EH7 6AQ

### Description

Beautifully presented and well-proportioned top floor flat forming part of a traditional stone built Victorian tenement close to the City Centre and with excellent amenities nearby. The property has a new shower room fitted in October 2022 and is in move-in condition. It is only a short walk to Holyrood Park, which is a popular local green space. It would make an ideal investment property or starter flat, particularly given the convenient location for commuting to Queen Margaret University and being within walking distance of the City Centre. It has gas central heating with a modern combi boiler and also has double glazing.

The accommodation comprises:

- Hall with storage cupboard
- Generous front facing living room with stripped wood flooring, feature fireplace, cornicing and open shelved Edinburgh press
- There is a box room / home office off the living room
- The kitchen is fitted with a range of cream shaker style units with solid wood worktops with inset composite sink and appliances including gas cooker with extractor hood, washing machine and fridge
- Spacious double bedroom with stripped wood flooring and two storage cupboards
- Luxurious shower room fitted with a WC, wash basin, large shower enclosure and heated towel rail



### VIEWING DETAILS

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
information and viewing arrangements.

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EPC RATING  
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### Location

The property is situated in Abbeyhill / Meadowbank area to the east of the Edinburgh city centre and approximately one mile from Princes Street. It is within walking distance of the City Centre and also has frequent bus services along London Road towards Princes Street. Local amenities include a wide range of shops, theatres, cinemas and bars. Meadowbank Retail Park is a short walk from the property and has a Sainsbury's supermarket and large retail outlets offering extensive shopping facilities. Nearby Holyrood Park provides a choice of pleasant walks.

### Outside and Gardens

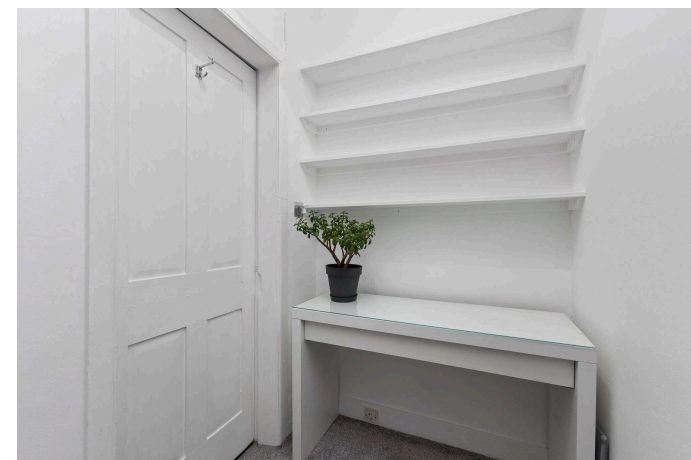
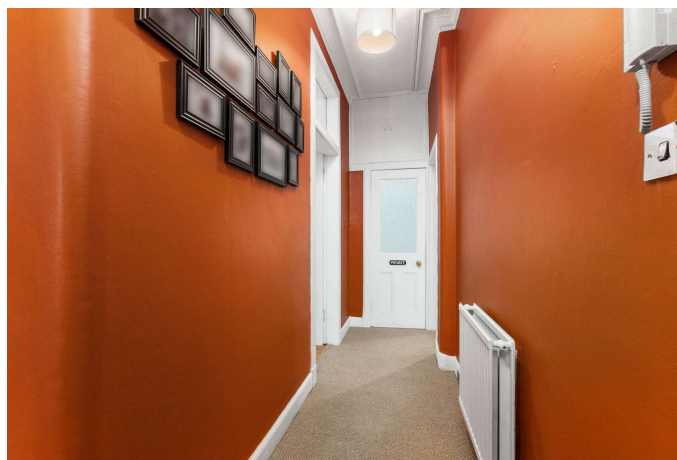
There is a pleasant shared garden to the rear of the property which is mostly laid to lawn and has a drying area. There is on street parking available nearby, which is a mixture of metered, resident permit and there are some streets in the vicinity that are still unrestricted.

### Extras

The fixed floor coverings, light fittings and kitchen appliances are included in the sale.

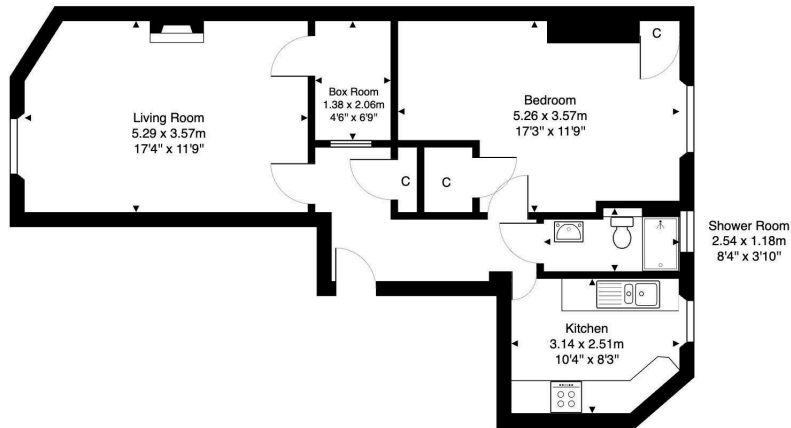
### Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.





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Third Floor

Total Area: 58.3 m<sup>2</sup> ... 628 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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Offers can be submitted in writing, fax or email:

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