



Malcolm Jack
& Matheson

7/5 MORAY PARK TERRACE
MEADOWBANK, EDINBURGH, EH7 5TN



OFFERS OVER
£225,000

**SPACIOUS SECOND FLOOR FLAT
WITHIN MODERN DEVELOPMENT
IN SOUGHT AFTER MEADOWBANK,
WITHIN COMMUTING DISTANCE
OF THE CITY. IDEAL LOCATION
FOR LOCAL AMENITIES AND
TRANSPORT LINKS. ALLOCATED
PARKING SPACE.**

**HALL
LOUNGE
BREAKFASTING KITCHEN
TWO DOUBLE BEDROOMS
BATHROOM
GCH & DG
ATTRACTIVE COMMUNAL
GROUNDS
ALLOCATED PARKING SPACE
EPC B**



SITUATION

Meadowbank lies approximately one mile east of the City Centre. The property is conveniently positioned to take advantage of many local day-to-day shopping requirements at the nearby Meadowbank Retail Park, which houses a Lidl and Sainsbury's supermarket. For leisure and recreational pursuits in the area, Meadowbank Sport Centre is on hand together with the lovely open space of Holyrood Park and Arthur's Seat, only a short distance away. The city bypass is also easily accessible and provides links to Central Scotland's main motorway network system

PROPERTY

This spacious second-floor flat is ideally situated within an established modern development, in sought-after Meadowbank, within commuting distance of the city and close to a wide range of excellent amenities and transport links. The property will appeal to first-time buyers, professionals, and investors.

Accessed via a well-maintained communal entrance and stairwell, the accommodation includes a secure entry system, hall, lounge, kitchen, two double bedrooms, and a bathroom. The property is in good order however would need some modernisation,

and benefits from gas central heating, double glazing, and excellent storage facilities. Well-maintained communal grounds surround the property, and there is an allocated parking space.

ACCOMMODATION

HALL 3.61m x 2.04m (11'10" x 6'8")

Two built in storage cupboards. Entry phone handset. Radiator. Carpet.

LOUNGE 4.15m x 3.78m (13'7" x 12'5")

Bright and spacious lounge with window to the front. Radiator.



KITCHEN / DINER 3.78m x 2.90m (12'5" x 9'6")

Fully fitted kitchen with ample wall and base units. Window to the front. Integrated sink and drainer, gas hob, oven, cooker hood and fridge/freezer. Free standing washing machine. Radiator. Boiler. Vinyl tile effect flooring.

BEDROOM ONE 3.64m x 2.94m (11'11" x 9'8")

Double bedroom with built in double wardrobe with sliding mirrored doors. Window to the rear. Carpet.

BEDROOM TWO 2.94m x 2.65m (9'8" x 8'8")

Double bedroom with built in double wardrobe with sliding mirrored doors. Window to the rear. Carpet.

BATHROOM 2.04m x 1.70m (6'8" x 5'7")

White three-piece suite comprising bath with electric shower, wash hand basin and WC. Vinyl tile effect flooring.

GARDENS AND GROUNDS

The property is situated within beautifully maintained communal grounds. Hacking & Paterson factors the development for an approximate fee of £190 per quarter. This fee covers the communal areas' cleaning, lighting, and maintenance, as well as the block buildings' insurance.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances and the freestanding washing machine.

VIEWING

By appointment. Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest in this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

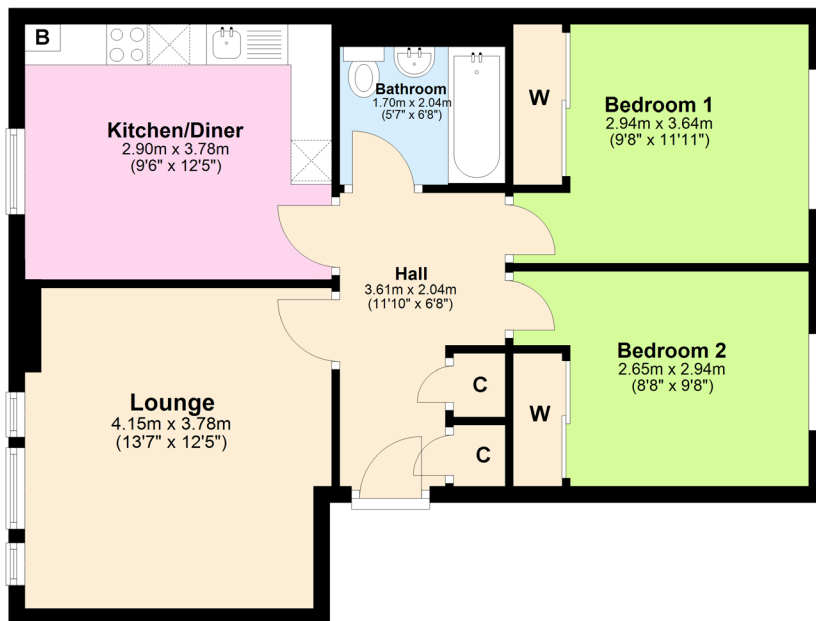
As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Second Floor

Approx. 60.0 sq. metres (646.3 sq. feet)



VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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