

COULTERS[©]

262/1 MARIONVILLE ROAD

MEADOWBANK, EDINBURGH, EH7 6BQ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

262/1 Marionville Road is an extremely engaging, beautifully presented first floor flat forming part of a traditional tenement building at the end of Marionville Road, Meadowbank. The home has a delightful south facing orientation, looking out to the rear of the building. Both lovingly and significantly upgraded by the current owner, they have replaced both the kitchen and shower room, new windows, a new boiler and tastefully redecorated throughout to create a highly desirable home.

The sitting room is warm and welcoming with an electric log burning style fire creating a charming focal point in the room. There is a lovely dining recess which can also be used as a study area.

KEY FEATURES



Stunning, stylishly presented first floor flat in a traditional tenement building.



A beautiful double bedroom with fitted mirrored wardrobes.



Delightful, well maintained, south facing shared rear garden.



Unrestricted on street parking.



Located in popular Meadowbank.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - B





The sleek, modern kitchen is fitted with both wall and base mounted cabinetry, fitted to ceiling height to maximise storage space. The kitchen appliances comprise electric hob, oven, fridge/freezer and washing machine. The delightful double bedroom also has attractive views to the rear, benefitting from a large built in mirrored wardrobe which bounces light back through the room. In the hall there are two storage cupboards. The modern shower room completes the internal accommodation with a large shower cubicle (with mains powered shower), WC, wash hand basin and a heated towel rail. Heating and hot water is provided by gas central heating and there is double glazing.

Externally there is a large south facing shared garden to the rear which is well maintained. Unrestricted on street parking is available on the street outside.



THE LOCAL AREA

Meadowbank is a popular, high amenity located to the east of Edinburgh's City Centre. The area lies adjacent to Holyrood Park and Arthurs Seat which provide a vast array of walking trails. Nearby Lochend Park offers a gorgeous lake and a children's playground. Meadowbank Retail Park houses a Sainsbury's supermarket and there are a variety of shops and cafes in nearby Abbeyhill and Jock's Lodge. The state-of-the-art Meadowbank Sports Centre offers a gym and sport pitches and numerous fitness classes. Regular buses run along London Road west towards the City Centre and east towards Portobello.

EXTRAS

All fitted carpets, light fittings, microwave and kitchen appliances are included in the sale price. Some additional items may be available by separate negotiation.

HOME REPORT VALUATION: £185,000



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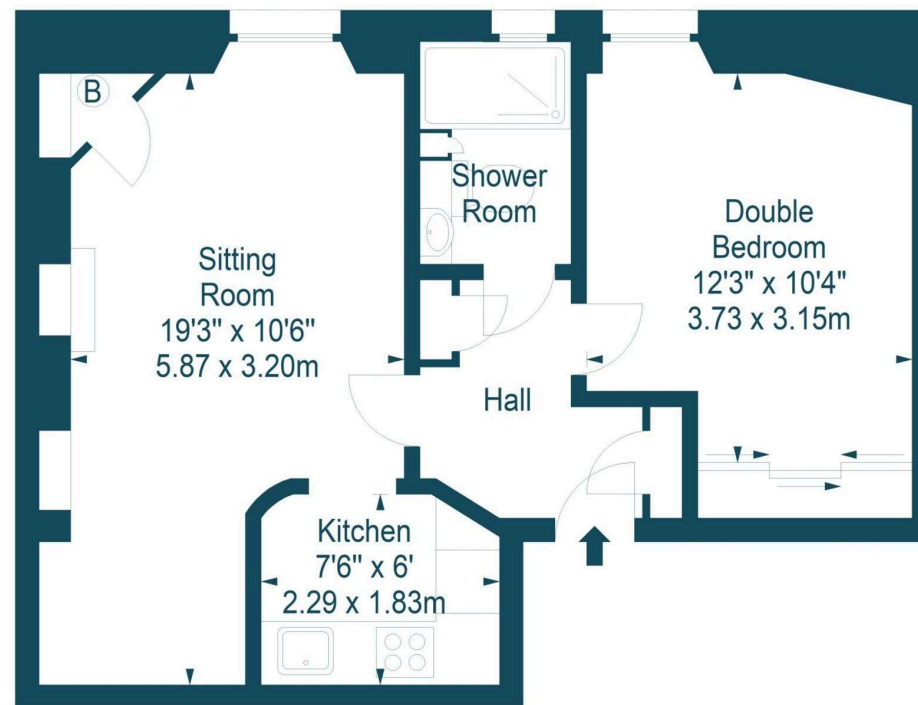
enquiries@coultersproperty.co.uk

**Marionville Road,
Edinburgh,
Midlothian, EH7 6BQ**



SquareFoot

Approx. Gross Internal Area
471 Sq Ft - 43.76 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.