

COULTERS[©]

4/11 MEADOWBANK CRESCENT

MEADOWBANK, EDINBURGH, EH8 7AH

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

4/11 Meadowbank Crescent is a bright and spacious top-floor flat offering a generous double bedroom, and access to a shared rear garden. Situated within a traditional tenement, this beautifully presented one-bedroom property enjoys excellent natural light, and the added benefit of unrestricted on-street parking.

KEY FEATURES



A bright and spacious top floor flat.



Large double bedroom.



Shared rear garden.



Unrestricted on street parking.



On the edge of Holyrood Park.



Excellent transport links to the City Centre.

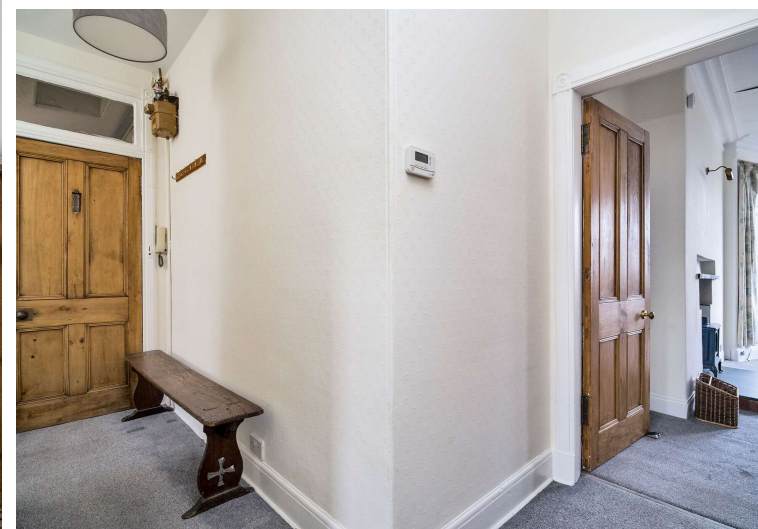


EPC Rating - D



Council Tax Band - C





The accommodation is well laid out, featuring a generous sitting room with a beautiful bay window that floods the space with natural light and offers open outlooks. A feature fireplace adds warmth and character, making this an inviting and stylish space to relax or entertain. The large double bedroom offers a peaceful retreat, while the kitchen is well-appointed and practical in design. The bathroom which includes a full-size bath with an overhead shower completes the accommodation.

There is also exciting potential to reconfigure the layout and create a two-bedroom home with an open-plan kitchen and living area, subject to the necessary planning consents-an opportunity to add value and flexibility to the space.

A well-maintained shared rear garden provides a rare and welcome outdoor area, enhancing the appeal of this attractive top-floor flat.



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 and a Lidl 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 light fittings, fitted flooring and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £210,000



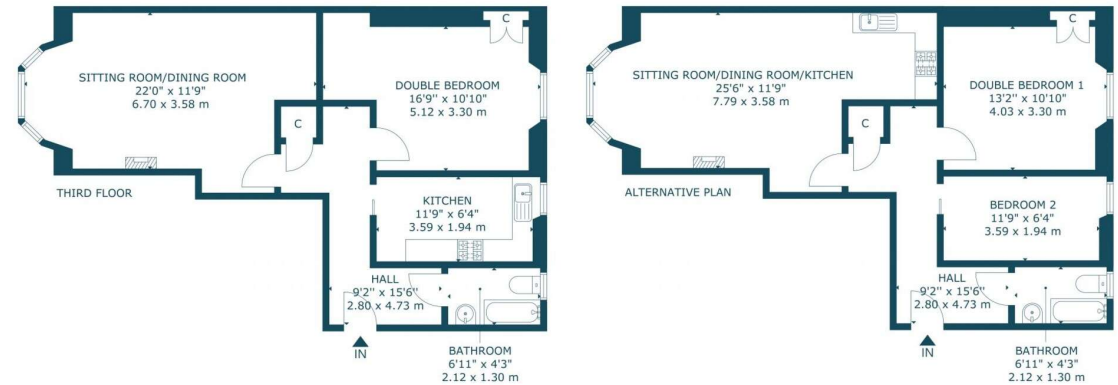
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 628 SQ FT / 58 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL 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.