



2/2 Marionville Medway, Edinburgh, EH7 6AN



Welcome

Welcome to 2/2 Marionville Medway, this bright and well-presented two-bedroom upper villa forms part of a small and established development in the popular Marionville area of Edinburgh, within easy reach of excellent local amenities, schooling and regular public transport links. The property offers an excellent balance of comfort, practicality and future potential, with well-proportioned accommodation, private rear garden ground and a spacious attic accessed by way of a Ramsay-style ladder. Likely to appeal to first-time buyers, professionals, downsizers or buy-to-let investors, the property is presented to the market in good order throughout and early viewing is highly recommended.

- Reception hallway
- Bright twin-windowed living/dining room
- Fitted kitchen
- Two double bedrooms with built-in wardrobes
- Modern shower room
- Gas central heating
- Double glazing
- Spacious attic with Ramsay-style ladder
- Private rear garden
- Shared off-street parking and unrestricted on-street parking



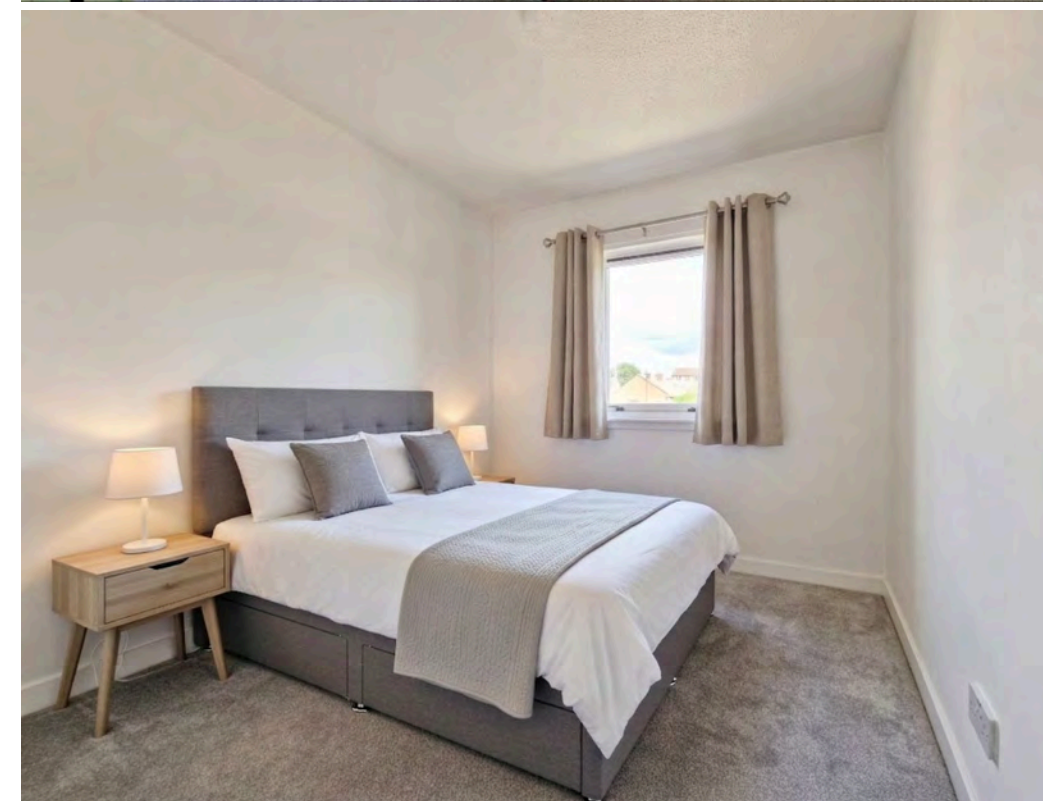


Marionville

Marionville Medway is set within the popular Marionville district to the east of Edinburgh's city centre, a convenient and well-established residential area within easy reach of an excellent range of local shops, services and everyday amenities. More extensive shopping can be found nearby at Meadowbank Retail Park, Fort Kinnaird Retail Park and at Princes Street and the city centre, all easily accessible by car or public transport. There is a good choice of schooling in the area, and the property is well placed for access to Queen Margaret University, Edinburgh College and the University of Edinburgh. Recreational facilities close at hand include Meadowbank Sports Centre, Holyrood Park, Arthur's Seat and the wide open green spaces of London Road Gardens and Leith Links, while Portobello and the waterfront are also within easy reach. The area is well served by regular bus services providing quick access into the city centre and surrounding districts, together with good road links to the A1, Edinburgh City Bypass and the wider motorway network.

Extras


The cooker, washing machine appliances and fitted floor coverings are included. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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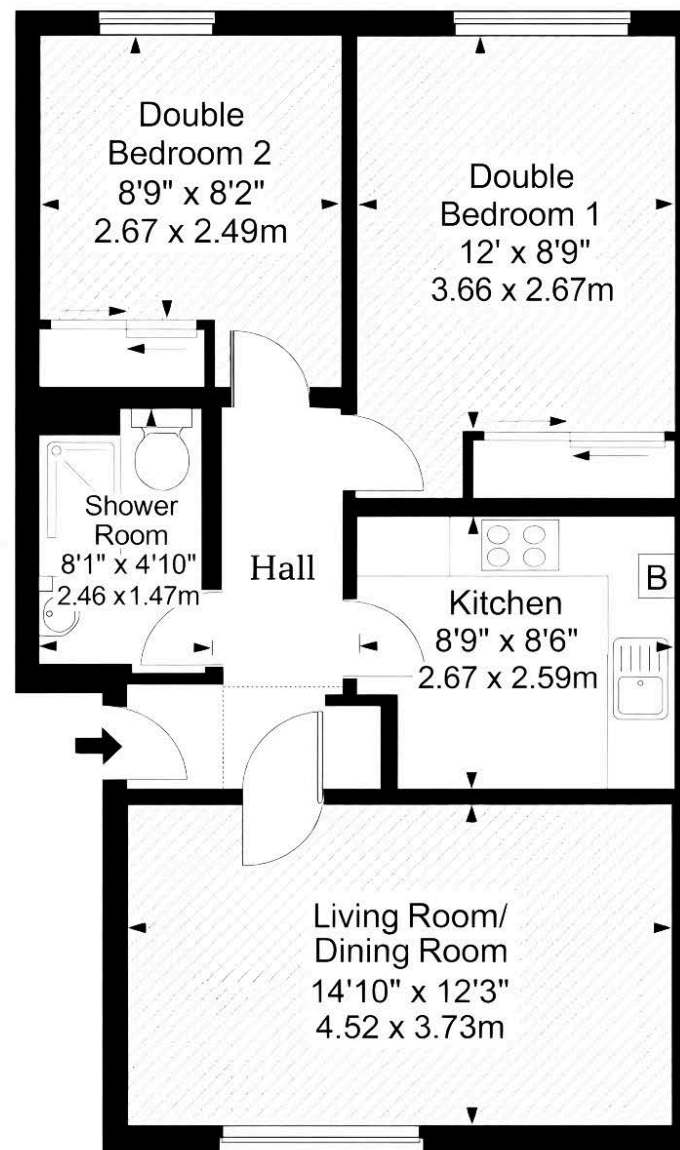
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EH22 1JB

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Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions any decisions reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to window heads.