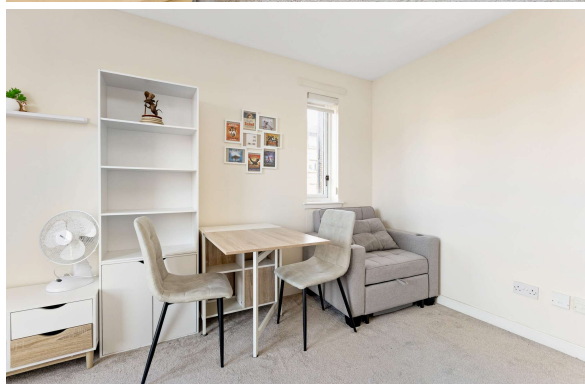




6/6 Moray Park Terrace
MEADOWBANK | EDINBURGH | EH7 5TN


warners
solicitors & estate agents



6/6 Moray Park Terrace

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Set on a quiet street in the heart of Meadowbank surrounded by excellent local amenities, quick transport links and the vast open green spaces of Arthur's Seat is this immaculately presented first floor apartment. enjoying views towards Salisbury Crags and Carlton Hill. Boasting an allocated parking space, manicured communal grounds, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright triple windowed lounge with ample space for both relaxing and dining furniture, a well-equipped breakfasting sized kitchen, a large bedroom with built-in mirrored wardrobe and the flat is completed by a bathroom with shower over bath.

- Modern apartment in quiet setting in Meadowbank
- Close to the retail park and Holyrood Park
- Views of Carlton Hill and Salisbury Crags
- Allocated parking space
- Welcoming hallway
- Bright lounge
- Separate fitted kitchen
- Large double bedroom with built-in wardrobe
- Bathroom with shower over bath
- Gas central heating and double glazing

Energy Rating C, Council Tax C

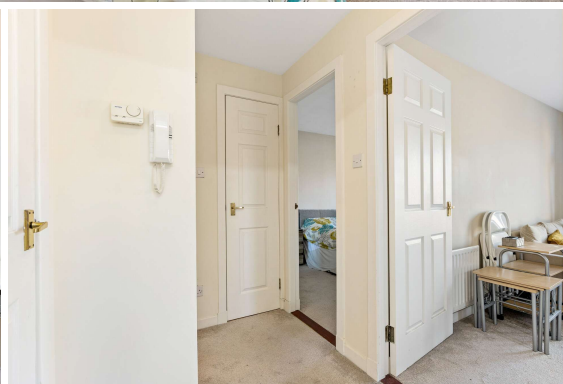
Factor Fees payable to Hacking & Paterson, approximately £106 per quarter

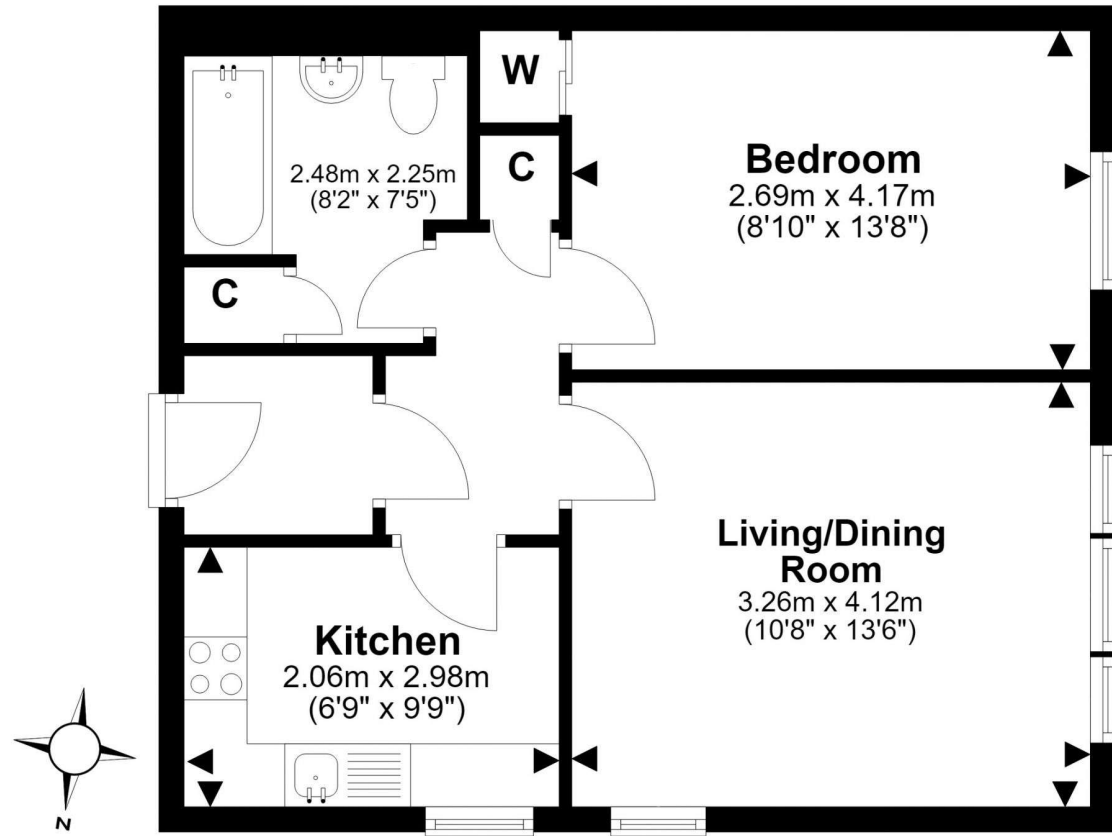
All fixtures, fittings, appliances, furniture and any other contents are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The ever popular Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including Meadowbank Retail Park, home to Sainsbury's, Lidl and B&M Home Store. Waverley Station and the east end of Princes Street are easily accessible on foot or by a short bus ride, where an extensive choice of leisure and recreational facilities can be found. The green open space of Holyrood Park is also close-by. The refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.