

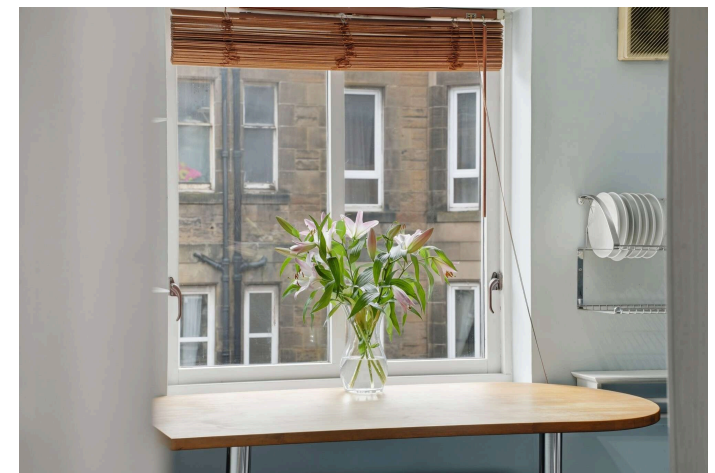


5/5 Moray Park Terrace

EDINBURGH, EH7 5TH

Property
PARIS STEELE

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PROPERTY DESCRIPTION

A well-presented two-bedroom flat forming part of a modern residential development, enjoying a superb elevated position within the sought-after Abbeyhill district of Edinburgh.

The accommodation is arranged around a welcoming hallway, finished in soft blue tones with warm timber flooring. The bright and spacious living room features a charming bay window and has ample space for both sitting and dining. The kitchen, positioned to the rear, is well-equipped with integrated appliances including a gas hob, oven and washing machine, and benefits from a useful breakfast table.

The primary bedroom is a handsome double room with a bold feature wall and the considerable benefit of an en-suite shower room. A second double bedroom, finished in soft grey tones, features fitted mirrored wardrobes.

A family bathroom with bath and overhead shower completes the accommodation. Further benefits include an allocated residents' parking space and a secure entry system.

Additional Information: The property is factored by Hacking and Paterson, Edinburgh - £103 per month which includes common building insurance.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, blinds, integrated oven, hob, extractor fan, fridge-freezer and washing machine will be included in the sale.



PROPERTY FEATURES

- Two bedroom, second floor flat
- Spacious lounge with bay windows
- Modern breakfasting kitchen
- Two double bedrooms, one with en-suite
- Main bathroom
- Double glazing
- Gas central heating
- Allocated parking space
- EPC - C
- Council tax band - D
- Tenure - Freehold
- Monthly factor fee - £103

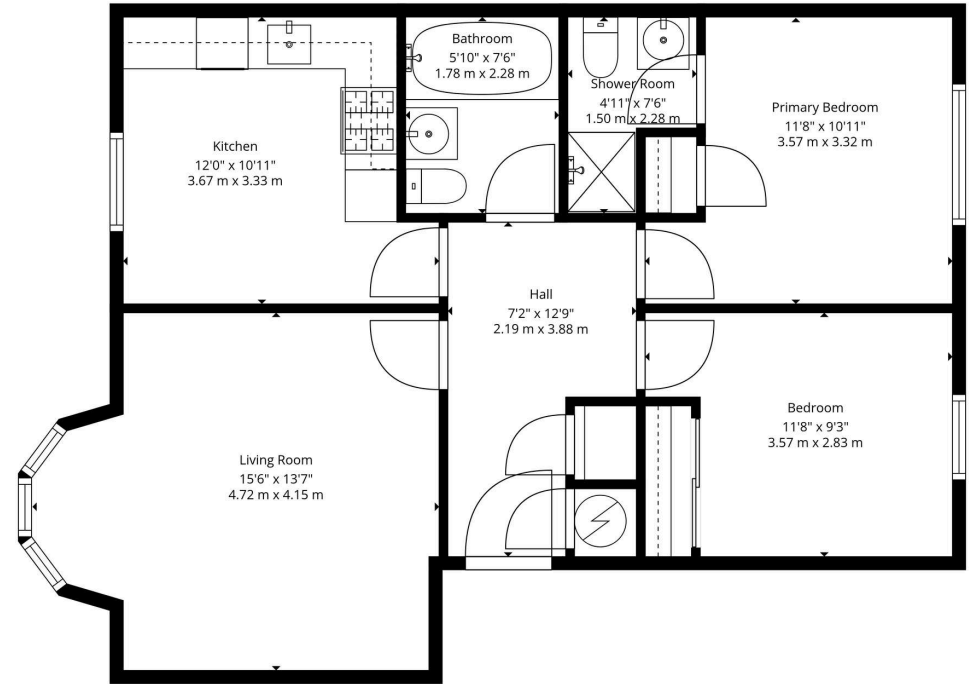
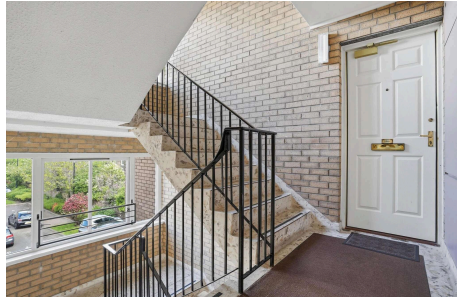
MEADOWBANK

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. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities can be found and the green open space of Holyrood Park is 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.



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PARIS STEELE

Total: 718 sq. Ft, 67 m2
 Ground Floor: 718 sq. Ft, 67 m2
 Excluded Areas: Walls: 60 sq. Ft, 5 m2

Measurements Deemed Highly Reliable. Not Guaranteed.



PARIS STEELE Property

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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