










Fixed Price

**£170,000**

## 13/2 Marionville Road

Meadowbank | Edinburgh | EH7 5TY

A most appealing ground floor flat, forming part of an attractive period terrace and enjoying a superb high amenity location in the capital's vibrant Meadowbank area.

-  1 bedroom plus box bedroom
-  1 public room
-  1 shower room
-  On-street permit parking
-  Communal garden
-  EPC rating – C
-  Council tax band- B



## Description

An ideal starter home or letting investment the property is well placed for travelling to the city centre via frequent transport links as well as being within close proximity to some excellent green spaces, most notably Edinburgh's iconic Arthur's Seat and Holyrood Park.

The accommodation briefly comprises: entrance hallway with built-in storage cupboard, rear facing reception/ dining room with laminate flooring, modern neutral décor and a large UPVC window, which opens onto a timber stair leading into the shared garden\*, compact but well designed kitchen which is fitted with an assortment of white base and wall mounted units, complete with coordinated worktops, modern splash tiling and stylish matte black sink/drainer, spacious principal bedroom with coving to ceiling and display shelving, versatile box bedroom/home office, and stylish contemporary shower room with tiling to walls and



\*At present there are no steps up to the window, the addition of which would allow for easy access to the shared garden.

## Extras

All curtain poles, floor coverings, integrated appliances and white goods will be included.

## Gardens and Parking

To the rear of the building is a generously sized communal garden which includes areas of lawn, drying facilities and an attractive mature tree backdrop. On-street permit parking is located on Marionville Road and many of the neighbouring streets.

## Viewing

By appointment through Neilsons (0131 625 2222).



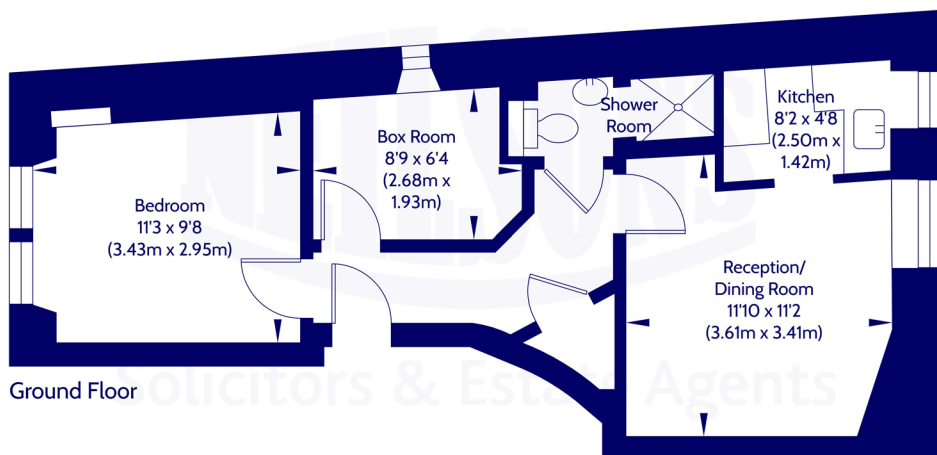


## Location

The property is situated in the popular Meadowbank district of the city which lies approximately two miles to the east of Edinburgh City Centre and is well served by a frequent public transport service. The area has a good choice of leisure and retail facilities including the all-new exercise facilities at Meadowbank Stadium and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are nearby as Leith Links. More extensive amenities can be found in Edinburgh City Centre as well as nearby Easter Road, which boasts a great range of shops and restaurants. Ocean Terminal and ASDA/Fort Kinnaird are short bus-rides away. Edinburgh City-Bypass and Edinburgh Waverley train station are both within easy travelling distance.



Approx. Gross Internal Floor Area 40 Sq M / 426 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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