



13/1 Parsons Green Terrace
MEADOWBANK | EDINBURGH | EH8 7AG

warners
solicitors & estate agents



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Located only a short walk from the green expanse of Holyrood Park is this traditional ground floor property forming an ideal starter home within easy reach of the City Centre amenities and attractions.

The flat has the benefit of being situated on the quieter part of Parsons Green Terrace and does not face onto the main road. There's ample free floor space in the west-facing living/dining room for relaxation and dining and the fitted kitchen also has space for a breakfast bar. There are two bedrooms, both quietly situated to the rear of the building and a bathroom (please note the electric shower is not in working order and is sold as seen). A handy storage boxroom and cloak cupboard can be found off the hallway. To the rear of the block, accessed from the street, is a south-facing garden for use by the residents.

- Living/dining room
- Breakfasting kitchen
- Two bedrooms
- Bathroom
- Entrance hall with cloak cupboard and storage boxroom
- Gas central heating
- Double glazing
- Security entryphone system
- Private external store cupboard
- Shared rear garden
- On-street parking

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



Council Tax Band: C Energy Rating: C

All curtains and blinds will be included the sale. The fridge/freezer, washing machine, microwave and dishwasher are also included in the sale. The wardrobe and chest of drawers in the first bedroom, the desk and the single bed in the second bedroom will also be included in the sale.

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.



