



Meadowbank

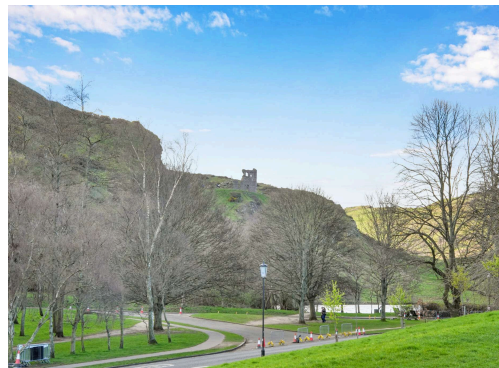
15/4 Meadowbank Terrace
EH8 7AS



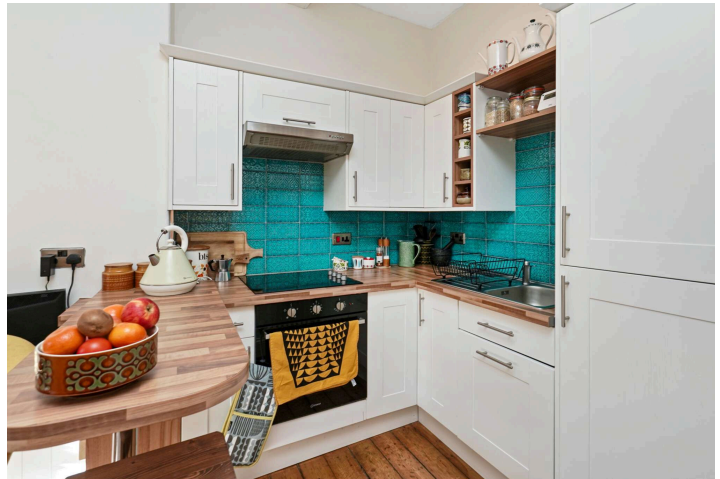
Second Floor Flat - Buzzer 4

OFFERS OVER £260,000

- Welcoming hallway
 - Open plan living room/kitchen
 - 2 double bedrooms
 - Bathroom
 - Box room
-
- Double glazing
 - Shared rear garden
 - Zoned on street parking
 - Close to the open spaces of Holyrood Park
 - Ideal purchase for 1st time buyers or investors



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321



Viewing is highly recommended of this well-presented 2nd floor flat situated within a popular residential area. The property is conveniently situated to take advantage of a good public transport services giving quick access to the City Centre and surrounding areas. A choice of shopping facilities is available including Morrisons and Meadowbank Retail Park. Local recreational facilities include the Queens Park, Portobello Beach and Promenade and golfing. Schooling can also be found locally at both primary and secondary level.

Accessed via a secure shared stairwell, this flat opens to a welcoming hallway with wooden floor, entry phone handset, and a box room off (which would make an ideal study space). The open plan living room/kitchen is situated to the rear, and the living area features a built-in cupboard. The modern kitchen area has an integrated oven and hob, fridge freezer, a breakfast bar and has a deep pantry cupboard that houses the washing machine. To the front of the flat is a bright double bedroom which features wooden floor, Edinburgh press, traditional fireplace, and under window storage. A second double bedroom is situated to the rear. Completing the accommodation is a modern, rear facing bathroom which has partially tiled walls, a WC, wash hand basin, WC, bath with overhead shower, and a heated towel rail.

Additional benefits include double glazing, gas central heating, a communal rear garden, zoned on street parking, and Holyrood Park just minutes away.

EXTRAS

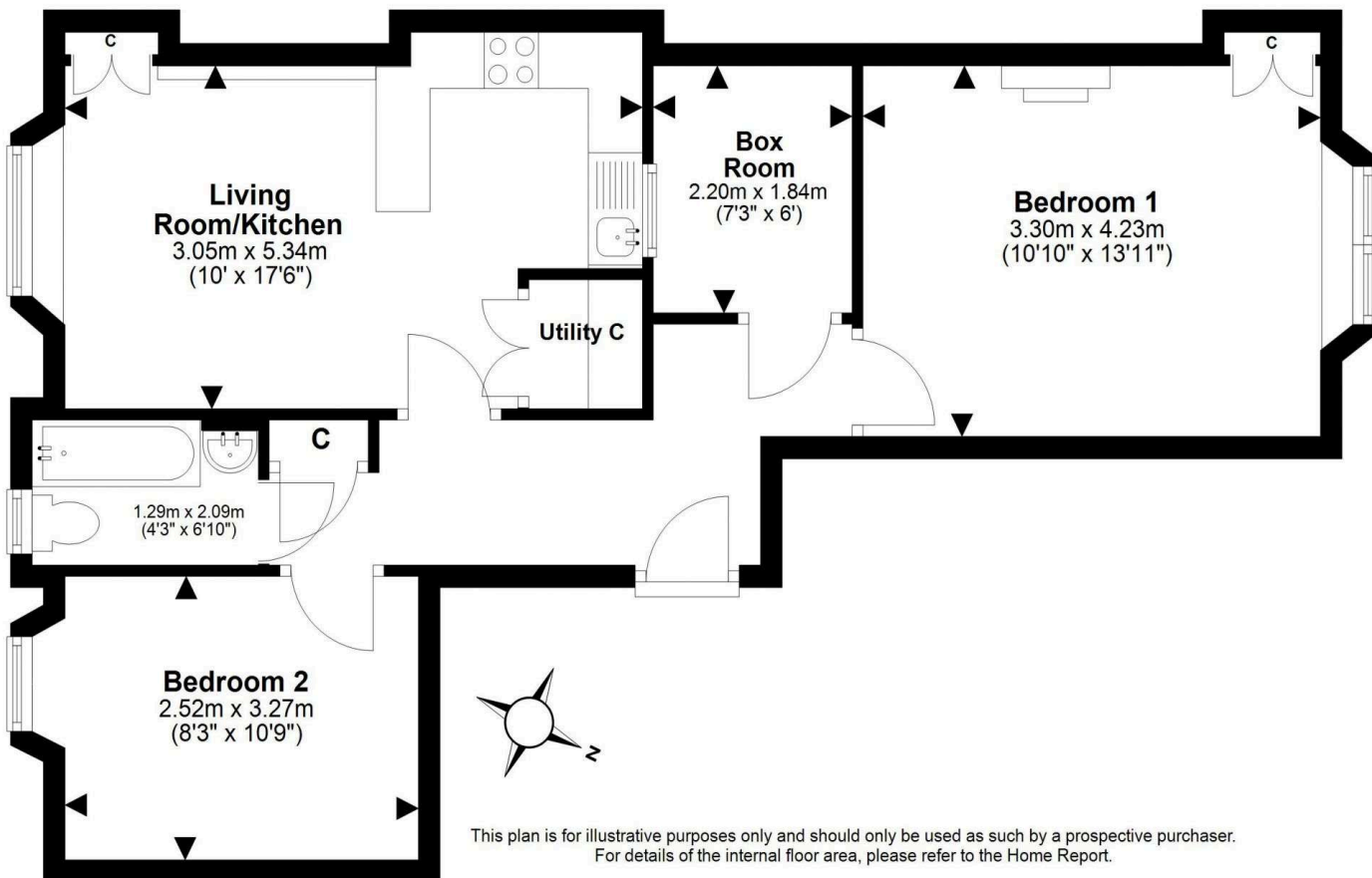
Extras include all aforementioned white goods, curtains, blinds and light fittings (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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