



Offers Over  
**£400,000**

## 7 Marionville Park

Marionville | Edinburgh | EH7 6AR

Neilsons are pleased to present this outstanding, thoughtfully extended semi-detached bungalow, offering stylish and versatile accommodation across two levels. Enjoying a peaceful setting within a highly desirable residential area, the property is ideally located close to a wide range of local amenities, excellent transport links and offers easy access to Edinburgh city centre.

- 3 Bedrooms
- 2 Public Rooms
- 1 Bathroom
- Driveway
- Enclosed Rear Gardens
- EPC Rating – D
- Council Tax Band - F



## Description

The property has been comprehensively upgraded and reconfigured to an exceptional standard, creating a luxurious and flexible family home finished with quality fittings throughout. Internally, the accommodation is both spacious and beautifully presented. The welcoming entrance hallway includes a useful utility cupboard, while the elegant bay-windowed lounge provides a bright and comfortable living space. To the rear, the heart of the home is the impressive contemporary kitchen, fitted with sleek modern units, integrated appliances including a wine fridge and coffee machine, and a central breakfast bar island. Flooded with natural light via four electric roof windows, the kitchen offers direct access to the private rear garden, making it ideal for everyday family living and entertaining alike. The ground floor also hosts a generous double bedroom with built-in wardrobes, a further well-proportioned single bedroom to the front, and a stunning family bathroom. The bathroom is finished to a high specification and features a luxurious sunken spa bath, walk-in shower and twin "his and hers" wash hand basins set within a stylish vanity unit. A carpeted staircase leads to the upper level, where the impressive dual-aspect principal bedroom enjoys excellent built-in storage and breathtaking open views towards Arthur's Seat.

Additional features include gas central heating with a combination boiler (installed October 2025) and double glazing throughout.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Driveway

Externally, the property benefits from a substantial monobloc driveway to the front, providing ample off-street parking. There is a gate to the side of the property that allows access to the rear garden where there lies a fully enclosed, low-maintenance garden with paved patio, perfect for outdoor relaxation.

## Viewing

Please contact Neilsons on 0131 625 2222.





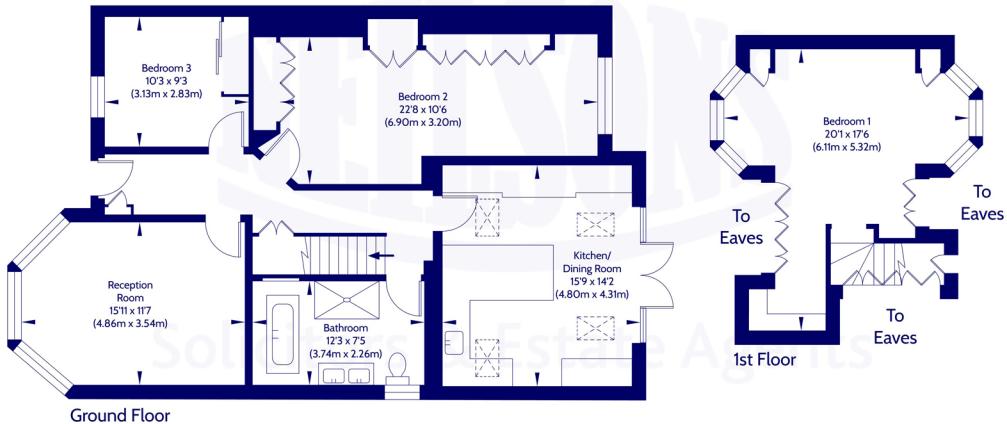
## Location

The property is situated with the popular Marionville district 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 shopping facilities including Meadowbank Sport 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 situated nearby together with the delightful 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. Edinburgh City Bypass and Waverley Train Station are within easy reach.





Approx. Gross Internal Floor Area 109 Sq M /1170 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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- [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.



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