



Impressive, and in walk-in condition

One-bedroom, second floor flat



Set within the ever-popular Meadowbank area of Edinburgh, this impressive one-bedroom second floor tenement flat offers stylish, walk-in condition accommodation, ideal for first-time buyers, professionals or investors alike. Accessed via a well-maintained communal stair, the property opens into a welcoming hallway which provides access to all rooms and offers useful space for coats and storage. To the rear, a bright and attractive open-plan kitchen/living room creates a superb setting for both relaxing and entertaining. The modern fitted kitchen features eye-catching tiling, modern units, integrated appliances, a cupboard housing the fridge freezer and ample storage, seamlessly blending style and practicality. The exceptionally generous double bedroom provides a calm and comfortable retreat, complete with a large, fitted wardrobe and plenty of space for additional furnishings or a home working area, perfect for today's flexible lifestyle. The contemporary shower room is smartly finished with a walk-in shower incorporating a rainfall showerhead, sleek wet walling, vanity unit, radiator, mirrored cabinet and a window providing natural light and ventilation. Further benefits include permit parking and access to a pleasant, shared garden to the rear — ideal for enjoying warmer months. With its desirable location close to excellent local amenities, green spaces and convenient transport links into the city centre, this is a superb opportunity to acquire a beautifully presented home in a sought-after Edinburgh setting.

Key Features

Communal entrance stair
Hall

Open plan kitchen/living room

Generous double bedroom

Shower room

Double glazing (except shower room window)

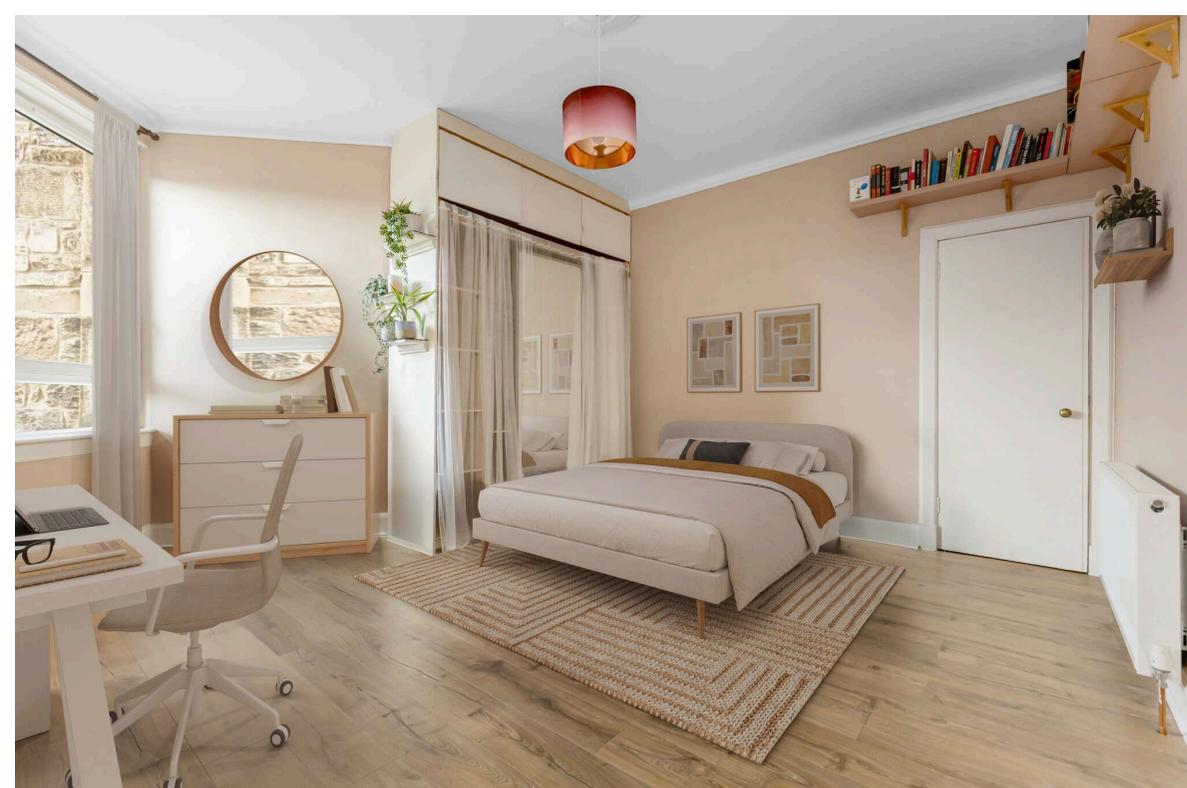
Gas central heating

Communal garden

Permit parking

(Lounge and bedroom have been virtually staged, purely for illustration purposes)





Meadowbank

The highly sought-after Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including the impressive Meadowbank Retail Park. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities including the exciting St James Quarter which boasts a variety of shops and eateries. Some of the city's best green spaces are conveniently close including Holyrood Park and Arthur's Seat. The new Meadowbank Sports Centre is only a short walk away. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, dishwasher, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£180,000

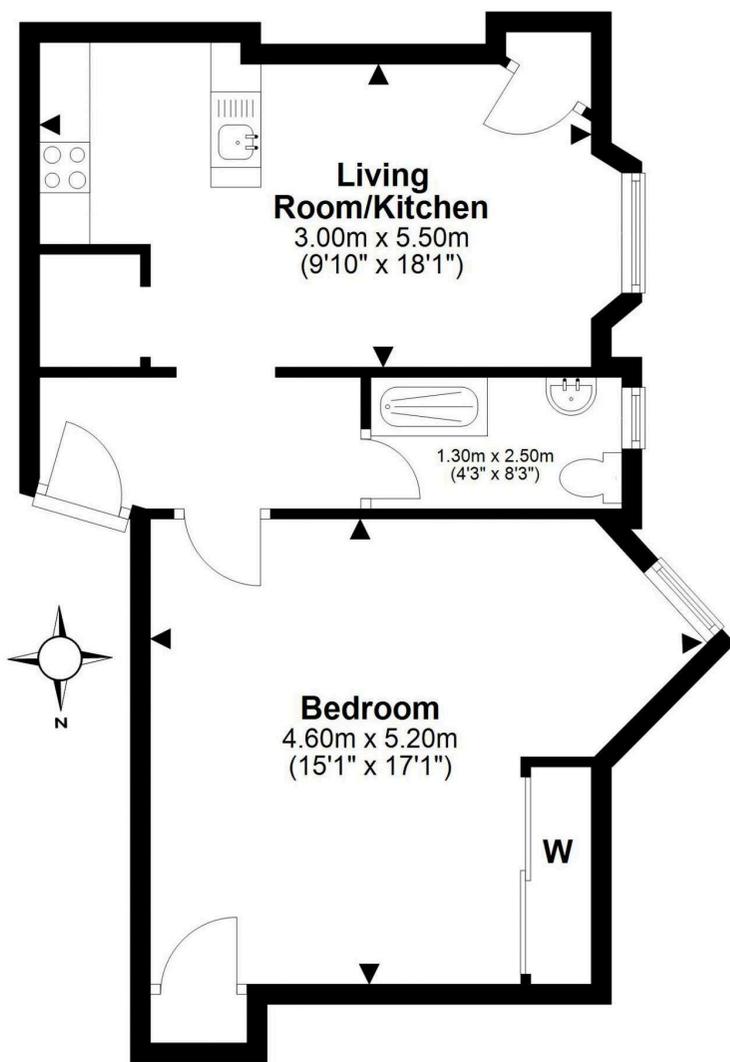
EPC Rating

C

Tenure

Freehold





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.



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