



RALPH SAYER
SOLICITORS & ESTATE AGENTS

39/4 Marionville Road

Meadowbank, Edinburgh EH7 6AG

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Located a stroll from the vast green space of Holyrood Park, this one bedroom second floor tenement flat offers a beautiful period home boasting generous proportions, enhanced by high ceilings. Meadowbank is an ideal central location with easy access into the city centre, along with Meadowbank retail park and Meadowbank Sports Centre, on your door step.

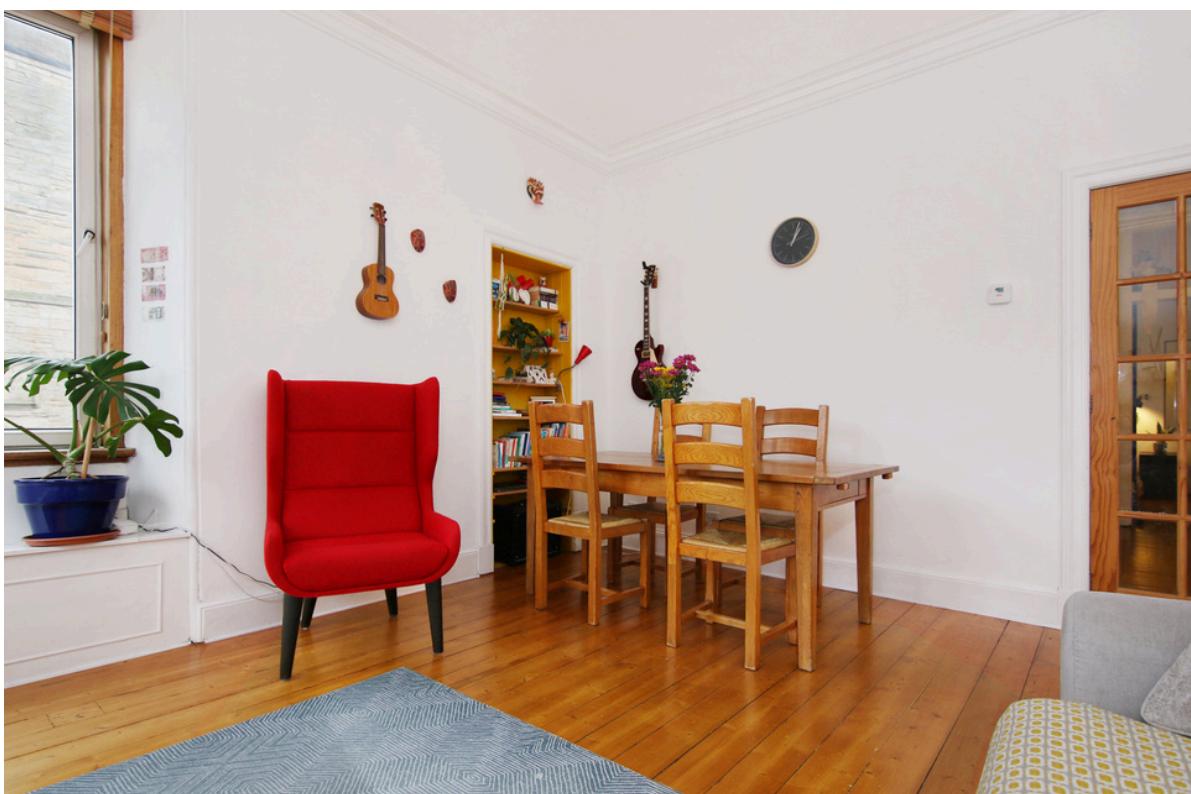
On the second floor the front door opens into a welcoming hallway. A spacious sitting room is bathed in light from a corner bay window with lovely window seat. A stylish galley kitchen has offers ample storage and work surfaces. Finally, a generous double bedroom, boasts two large walk-in cupboards and next door is a pristine three piece shower room.



Property Summary

- Traditional second floor flat
- Elegant sitting & dining room with corner bay
- Modern kitchen
- Appealing double bedroom
- Stylish three-piece shower room
- Excellent storage
- Gas central heating & double glazing
- Well-maintained shared rear garden
- On-street Zone N6 permit parking & metred parking
- EPC Rating - C | Council Tax band - C

Extras: fitted floors, blinds, and all kitchen appliances, to be included in the sale.

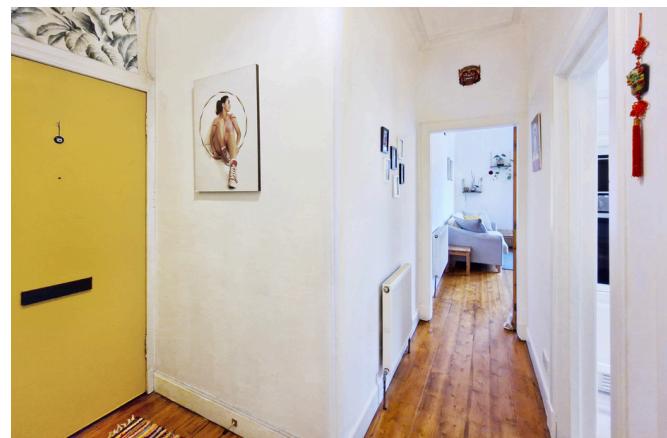


Home Report Value - £210,000





Charming
traditional
flat, a stones
throw from
Holyrood Park





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dream property!



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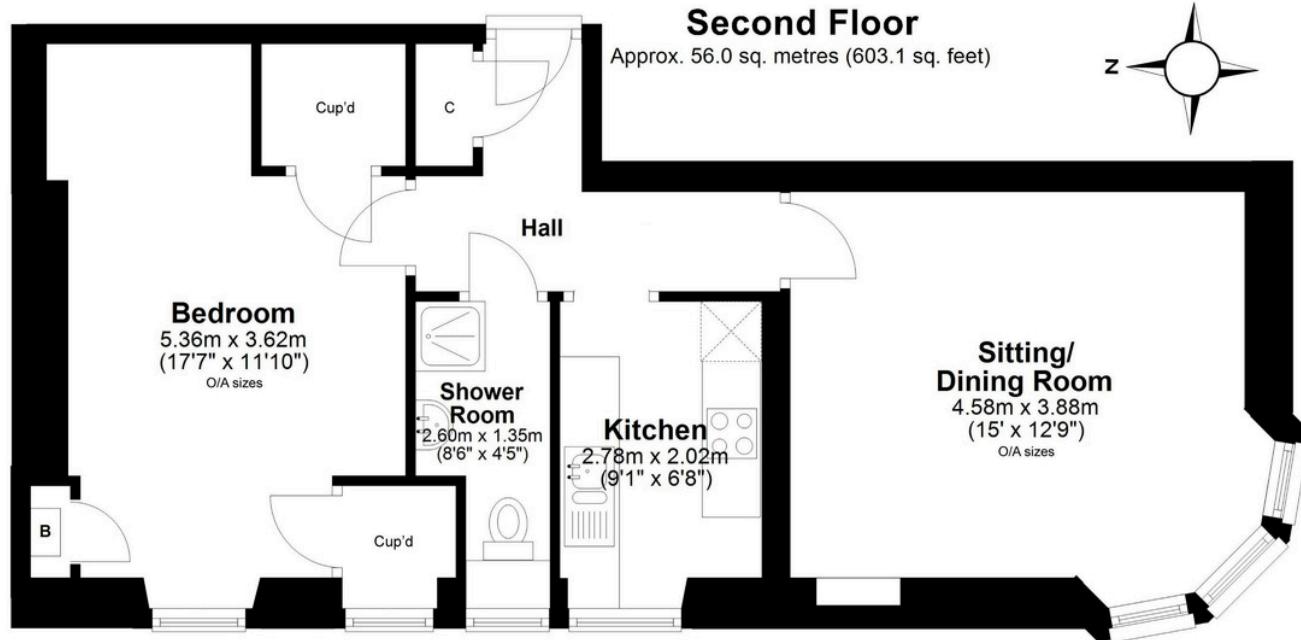
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

Meadowbank is ideally placed, just east of the city centre, with a vibrant residential community, located close to the vast open space of Holyrood Park and the Scottish Parliament. There are excellent local amenities at Jocks Lodge, additional shopping can be found at nearby Meadowbank Retail Park, which has a Sainsburys and a Morrisons store, along at Piershill. There are a wealth of leisure opportunities from the vast open space of Holyrood Park & Arthurs Seat, offering, superb walks, running and cycling, for bad weather, Meadowbank Sports centre offers a gym, fitness classes and a variety of sports clubs. Along at nearby Portobello, the old 'Victorian' baths, has a swimming pool and traditional Turkish baths. Various regular bus services, are a fast and easy way into the city and all the entertainment, bars and restaurants Edinburgh has to offer.