



Delightful, with beautiful period character

Two-bedroom, top floor tenement flat



Set on the top floor of a traditional Edinburgh tenement, this delightful two-bedroom flat combines beautiful period character with comfortable modern living in the ever-popular Meadowbank area. Accessed via a well-maintained communal stair, the property opens into a welcoming hallway with excellent built-in storage. The bright and spacious lounge is a particular highlight, showcasing an array of original features including ornate cornicing, a picture rail, an Edinburgh Press, attractive original flooring, and a charming fireplace with decorative tiled surround and gas fire. A large bay window floods the room with natural light, creating a warm and inviting living space. The well-appointed kitchen offers a range of fitted units complemented by granite worktops, attractive tiled splashback, appliances, and practical storage, making it both stylish and functional. The generous principal bedroom provides ample space for freestanding furniture and benefits from a traditional alcove together with a cupboard housing the boiler. The second bedroom is ideal as a guest room, nursery, or home office, and retains further period charm with original flooring, decorative cornicing, and a delightful window seat. Completing the accommodation is a shower room fitted with a modern shower enclosure and a window providing natural light and ventilation. Externally, residents can enjoy a shared communal garden to the rear, while permit parking is available on the street to the front. Ideally situated in the highly desirable Meadowbank district, the property is within easy reach of the open green spaces of Holyrood Park, an excellent selection of local shops, cafés, and everyday amenities. Regular bus services provide convenient access to Edinburgh city centre and surrounding areas, making this an ideal home for professionals, first-time buyers, or those seeking a characterful Edinburgh property in a fantastic location.

Key Features

- Communal entrance
- Hallway with storage
- Lounge
- Kitchen
- Two bedrooms
- Shower room
- Double glazing and gas central heating
- Communal garden
- Permit parking



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, blinds, light fittings, cooker, 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

C

Home Report Valuation

£240,000

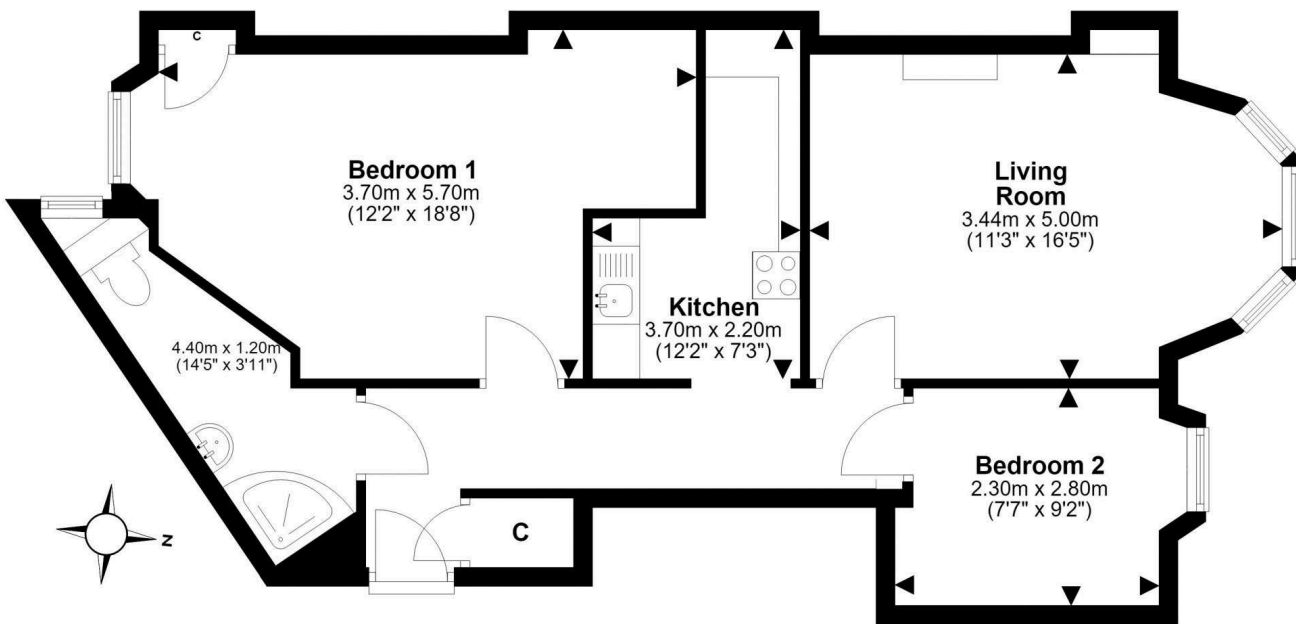
EPC Rating

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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