

67/12 Marionville Road,  
MEADOWBANK | EDINBURGH | EH7 6FJ

**warners**  
solicitors & estate agents



## 67/12 Marionville Road, Meadowbank

MEADOWBANK | EDINBURGH | EH7 6FJ

Set in the heart of Meadowbank, moments from excellent amenities, vast open green spaces and quick transport links is this luxury, modern apartment. Boasting secure underground allocated parking, stunning views over Arthur's Seat and the Firth of Forth and manicured communal grounds, lift access, double glazing and gas central heating this property would make an ideal buy in a highly sought after location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a bright open plan kitchen/living room with high spec kitchen units and currently comprises a fridge/freezer, induction hob, oven and fan, washing machine, dishwasher and dining area.

The living area boasts stunning views of both Arthur's Seat and the Firth of Forth alike and would make a great place for both relaxing and entertaining guests. There are two well-proportioned bedrooms both also with stunning views and built in storage, the master also benefits from an en-suite shower room with a heated towel rail. Completing the accommodation is the stylish bathroom with shower over the bath and a heated towel rail. Early viewing is highly recommended.

- Luxury modern apartment
- Secure underground allocated parking
- Stunning views over Arthur's Seat and the Firth of Forth
- Welcoming hallway with ample storage
- Bright open plan Kitchen/living
- Two well-proportioned bedrooms
- Two bathrooms
- Lift access
- Gas central heating and Double glazing

Council Tax Band F and Energy Rating B

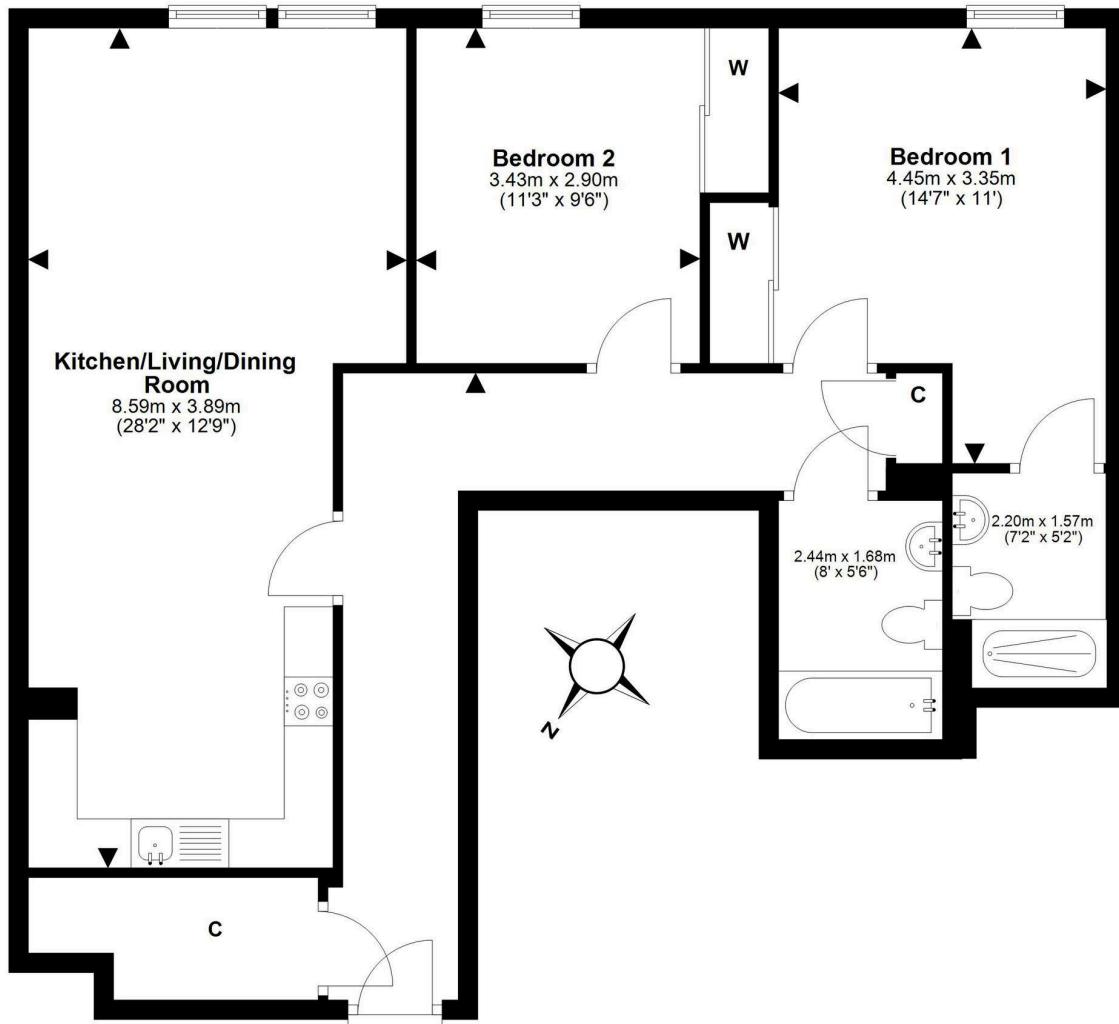
**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.



All fixtures and fittings will be included in the sale, excluding the shelves in bedroom two and all the curtains. The shelves, curtains, and other furniture may be negotiated separately.

Factor fee is approximately £132.81 per month, with an approximately £250 deposit payable to Simply Factors.

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, home to Sainsbury's. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities can be found and Holyrood Park is close-by. The exciting new St James Quarter at the east end boasts a variety of high-end shops and eateries. 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.



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.