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234/3 Marionville Road,

Edinburgh, EH7 6BE

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Description

Providing bright and spacious accommodation is this well presented first floor flat boasting superb views towards Arthurs Seat. The property is presented to the market in excellent order throughout and is offered in move-in condition. The accommodation briefly comprises a welcoming entrance hall, a bright twin windowed living/dining room, a modern fitted kitchen, two good sized double bedrooms and a contemporary shower room. The property further benefits from gas central heating, double glazing, a private garden and shared garden ground to the rear. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

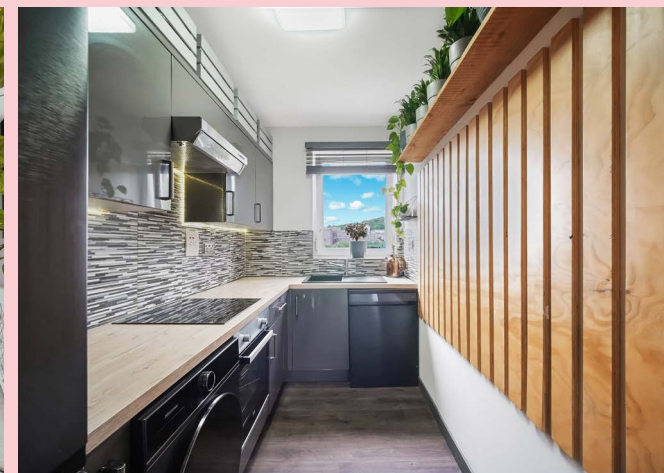
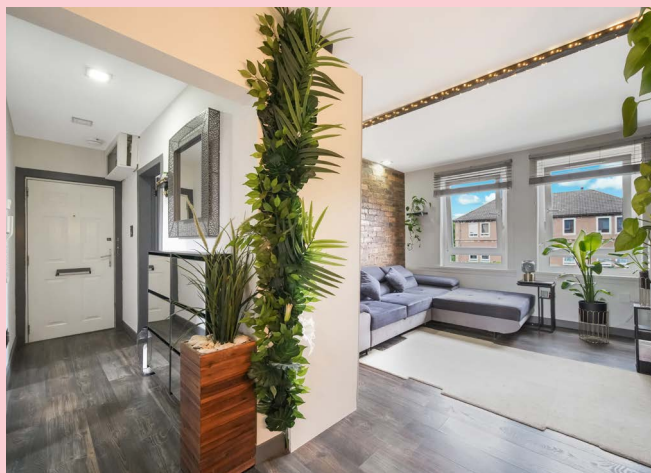
The property is located to the east of the city centre and around a 30 minute walk from Princes Street, St James Quarter shopping and leisure centre, Omni centre with restaurants, gym and cinema and the Playhouse theatre. Lochend is both popular and convenient. There are a wealth of local shops along with Meadowbank Retail park with a Sainsbury supermarket along with other national retailers and a drive thru Costa Coffee. Other nearby supermarkets include Morrisons, Lidl and Iceland and a local Co-Op. Holyrood park, Calton Hill and Lochend Park are within walking distance as is the new, state of the art Meadowbank Sports Centre. There are excellent bus and road links into the city centre.

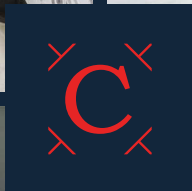
Extras

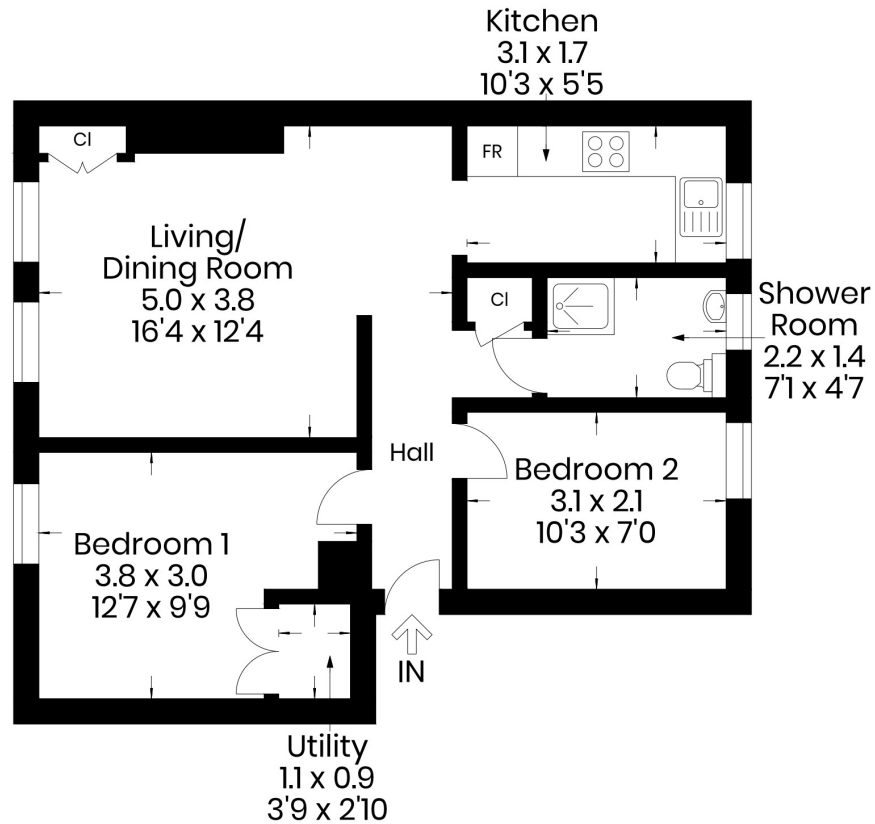
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

Features

- Entrance hall
- EPC rating - C
- Living/dining room
- Council Tax Band – B
- Kitchen
- Tenure - Freehold
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Entryphone security system
- Private garden
- Communal garden







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927) vistaBee 2026



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.