



16 Meadowbank Terrace  
MEADOWBANK | EDINBURGH | EH8 7AS

  
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Rarely available traditional main door flat boasting light, spacious and flexible accommodation, plus direct access to private garden ground front and rear. Superbly situated only a very short walk from the green expanse of Holyrood Park and close to great amenities and transport links, the flat is likely to appeal to a variety of purchasers looking to be within easy reach of the City Centre.

This well proportioned property is elevated up from the street, facing out onto it's own front garden, whilst one of the rear bedrooms has a French door allowing direct access onto a sunny strip of private ground with space for seating, ideal for outdoor relaxation. The particularly flexible accommodation includes a twin window living room with display press and plain cornice, dining kitchen with plenty of storage space, three bedrooms, and a fully wetwalled wetroom fitted with mixer shower and heated towel rail. Access is via the vestibule, retaining the original mosaic tiled floor, into a hallway where you'll find a large storage cupboard with light. The property benefits from a gas fired central heating system and double glazing ensuring comfort and warmth.

- Entrance vestibule
- Hallway with deep store cupboard
- Twin window living room
- Dining kitchen
- Three bedrooms
- Modern wetroom
- Gas central heating and double glazing
- Private gardens front and rear
- Shared green
- Close to Holyrood Park
- Great local amenities and buses into City Centre
- Permit parking on street

Energy Rating C. Council Tax band C.

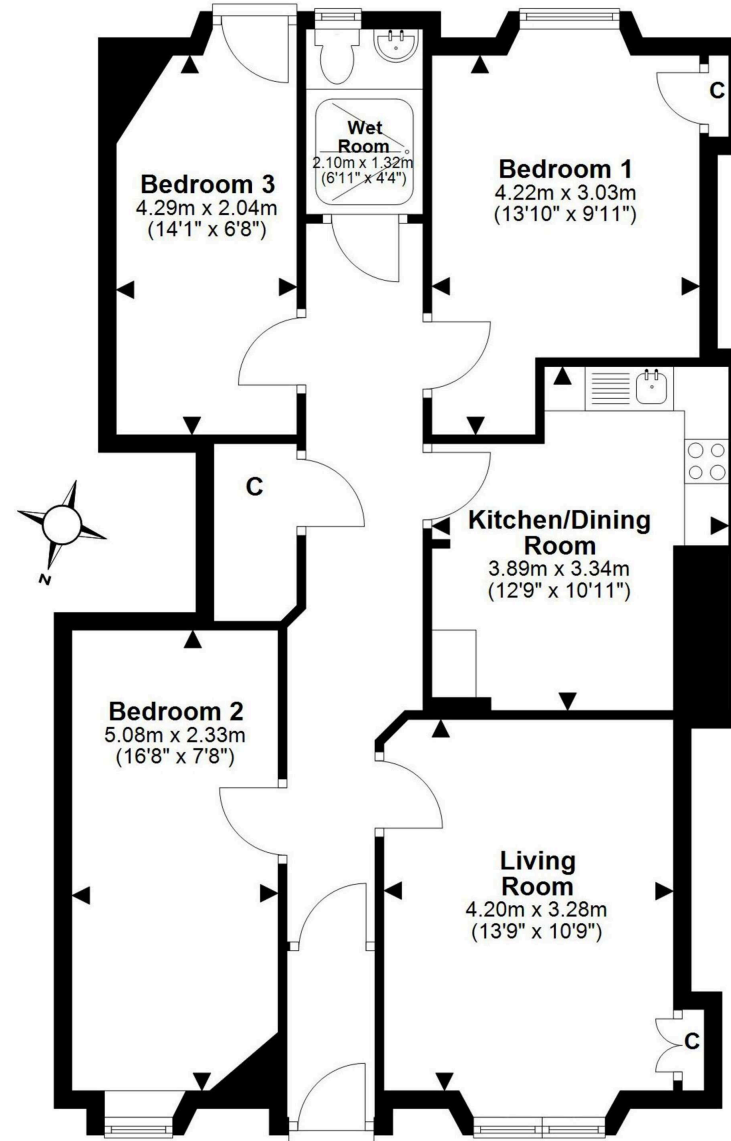
All blinds, back bedroom curtains, light fittings, and washing machine are included in the sale. Their condition is not warranted.

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



The ever popular Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including Meadowbank Retail Park, home to Sainsbury's, Lidl and B&M Home Store. 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 the green open space of Holyrood Park is close-by. The refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. 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.