

COULTERS<sup>©</sup>

# 29/4 MARIONVILLE ROAD

MEADOWBANK, EDINBURGH, EH7 5UD

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

29/4 Marionville Road is a gorgeous, beautifully presented second floor flat, forming part of a traditional Victorian tenement building. The home has been lovingly upgraded by the current owner, creating sophisticated, calming spaces which tastefully combine period features with modern style.

The spacious, light filled sitting room has a lovely outlook to the rear of the property, which can be enjoyed by from the window seat, whilst oak effect laminate flooring which adds style to the room. There is a dining recess, perfect for entertaining guests.



## KEY FEATURES



A stunning, beautifully presented second floor traditional Victorian tenement flat.



A generous double bedroom plus box room.



Shared rear drying green.



Residents permit holder parking.



Located in the popular area of Meadowbank, to the East of the city centre.



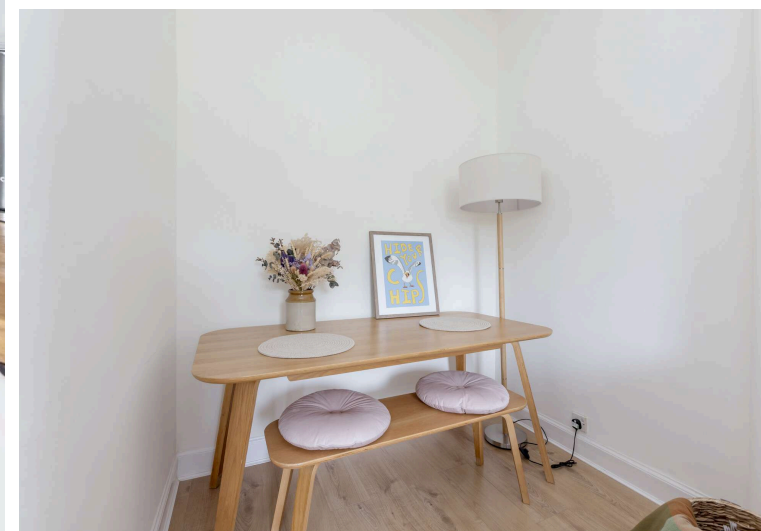
An array of local amenities nearby.



EPC Rating - C



Council Tax Band - B



The contemporary fitted kitchen has both wall and base mounted cabinetry, incorporating a Neff induction hob, oven, washer dryer, fridge and microwave which are all new to the flat within the last 24 months. A breakfast bar by the window doubles as a handy desk space. There is a generously proportioned double bedroom with beautiful cornice overhead, flooded with light as it benefits from a south facing aspect. There is a good sized box room located off the bedroom offering storage or a separate study space. Further storage is provided by a cupboard in the hall. The shower room completes the internal accommodation, comprising; large shower cubicle, wash hand basin and WC. Heating and hot water are provided by gas central heating.

Externally there is a shared drying green to the rear of the building, accessed via the communal stair. Residents' permit holder parking is available on the street outside.





## THE LOCAL AREA

Meadowbank is a popular, high amenity located to the east of Edinburgh's City Centre. The area lies adjacent to Holyrood Park and Arthurs Seat which provide a vast array of walking trails. Nearby Lochend Park offers a gorgeous lake and a children's playground.

Meadowbank Retail Park houses a Sainsbury's supermarket and there are a variety of shops and cafes in nearby Abbeyhill and Jock's Lodge. The state-of-the-art Meadowbank Sports Centre offers a gym and sport pitches and numerous fitness classes.

Regular buses run along London Road west towards the City Centre and east towards Portobello.



## EXTRAS

All blinds, fitted carpets, light fittings (except in the bedroom) and kitchen appliances are included in the sale price.

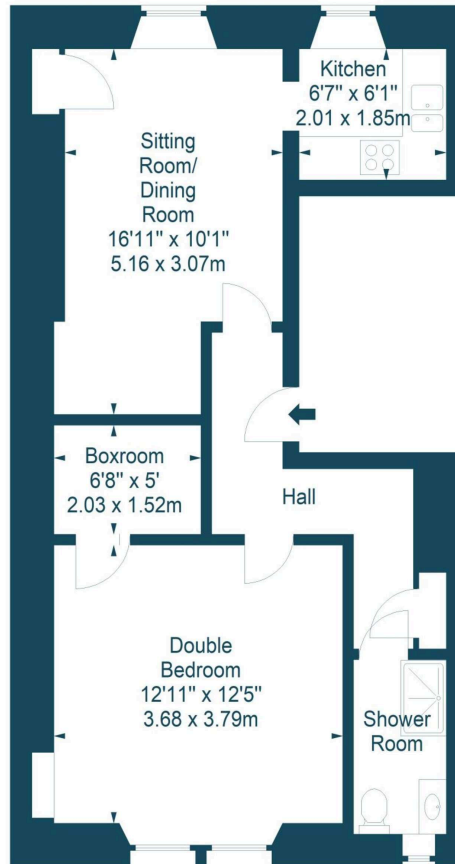
Some additional items, including the TV may be available by separate negotiation.



Marionville Road,  
Edinburgh,  
Midlothian, EH7 5UD



Approx. Gross Internal Area  
551 Sq Ft - 51.19 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Second Floor

## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.