



50 Marionville Drive  
MEADOWBANK | EDINBURGH | EH7 6BW

**warners**  
solicitors & estate agents



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Nestled on a quiet street, moments from Arthur's Seat and Holyrood Park, the recently refurbished state of the art Meadowbank Sports Centre and quick transport links into the city centre is this immaculately presented and significantly extended semi-detached villa. Boasting private gardens, a wide driveway, large loft, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule and hallway, a bright bay windowed lounge with feature fireplace, a stunning open plan kitchen diner with bi-fold doors, kitchen island and luxury units and appliances and downstairs is completed by a useful W/C. Following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms and the home is completed by a stylish shower room. Externally the fully enclosed, secluded South-West facing rear garden is paved for low maintenance with a handy garden shed.

- Immaculate and fully refurbished extended semi-detached villa
- Driveway, front and rear gardens, loft storage
- Bright bay windowed lounge, large dining kitchen
- Two large double bedrooms and stylish shower room
- Gas central heating and double glazing
- Quiet, yet well-connected location

Energy Rating D. Council tax band D.

Included in the sale will be all blinds, curtains, integrated appliances, cookers, fridge freezer and TV in the kitchen. Items of furniture may be available by separate negotiation.

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



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 and a Lidl. 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 with state of the art facilities. 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.