



13/9 Parsons Green Terrace
MEADOWBANK | EDINBURGH | EH8 7AG

SON'S GREEN TERRACE

661 9743

LYNETTE DUNN

HAIR DESIGN

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warners
solicitors & estate agents



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Nestled within the highly desirable Meadowbank area, this well presented two-bedroom top floor flat offers bright, spacious accommodation in a prime residential location. Combining period charm with modern comfort, the property enjoys an elevated position with attractive open outlooks and an abundance of natural light throughout.

The accommodation comprises a welcoming entrance hallway, which leads to the living room which features a bay window providing an ideal space for relaxing and entertaining, a stylish kitchen fitted with a range of contemporary units and integrated appliances, two generously proportioned double bedrooms with the main bedroom benefitting from a space which can be utilised as a home office or dressing room. The contemporary bathroom has a bath with shower over and wash hand basin, the property is finished with a separate WC.

- Two bedroom top floor flat
- Period features and picturesque bay window
- Communal garden area
- Close to local amenities
- Excellent transport links
- Gas central heating and double glazing

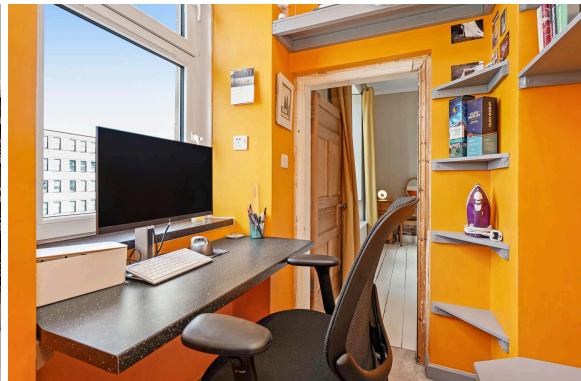
Energy Rating C, Council Tax C

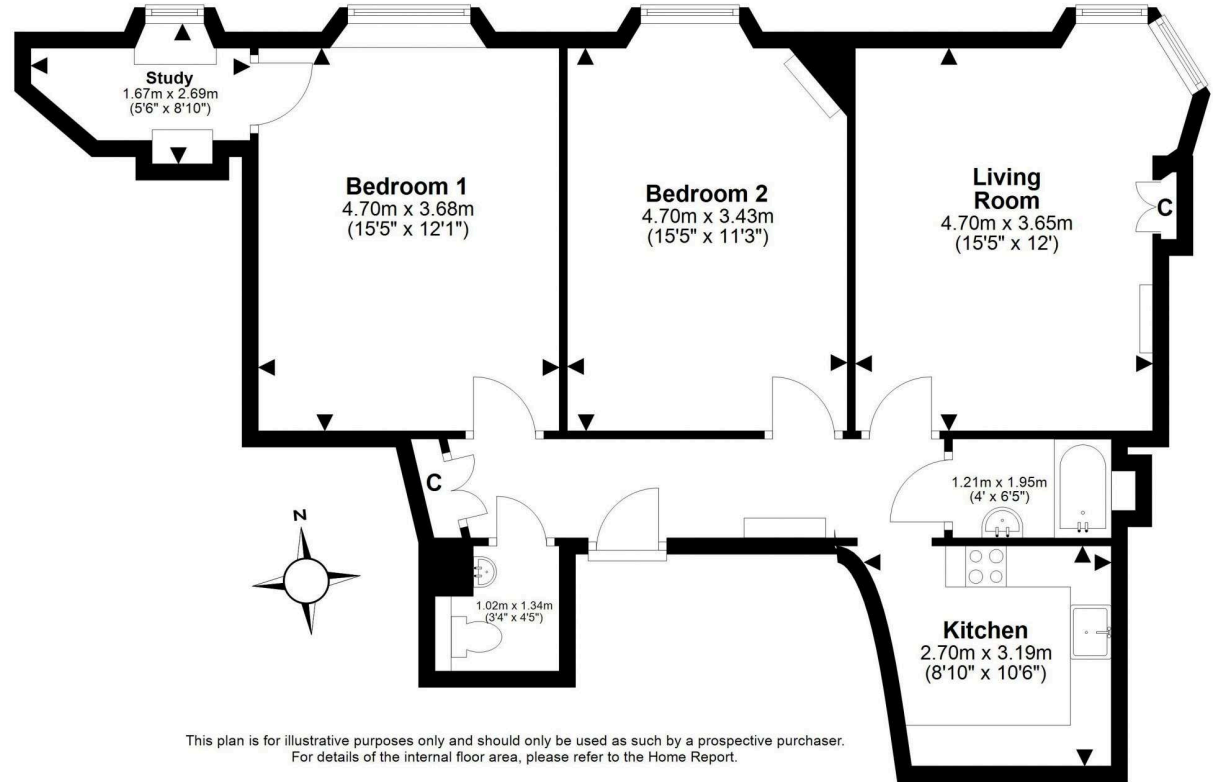
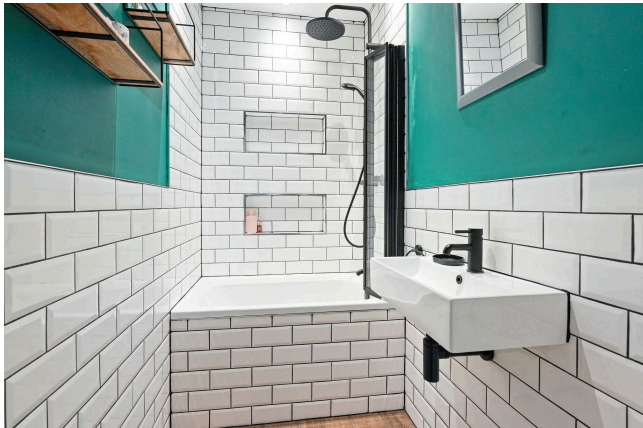
All fixtures, fittings, integrated kitchen appliances and the two large double wardrobes in each bedroom are included in the sale.

PRICE & VIEWING: Please refer to our website, 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.