



20/4 Cambusnethan Street

Meadowbank, Edinburgh, EH7 5UA



VMH ESTATE AGENTS



Fantastic 2nd floor apartment with 2 double bedrooms in sought-after location

- Bright kitchen/sitting/dining room
- 2 double bedrooms
- Bathroom with 3 piece suite
- Excellent location
- Well-maintained communal garden
- On-street permit parking
- Double glazing
- Gas central heating



Offers Over: **£190,000**



Further information can be found in the home report.

About the Property

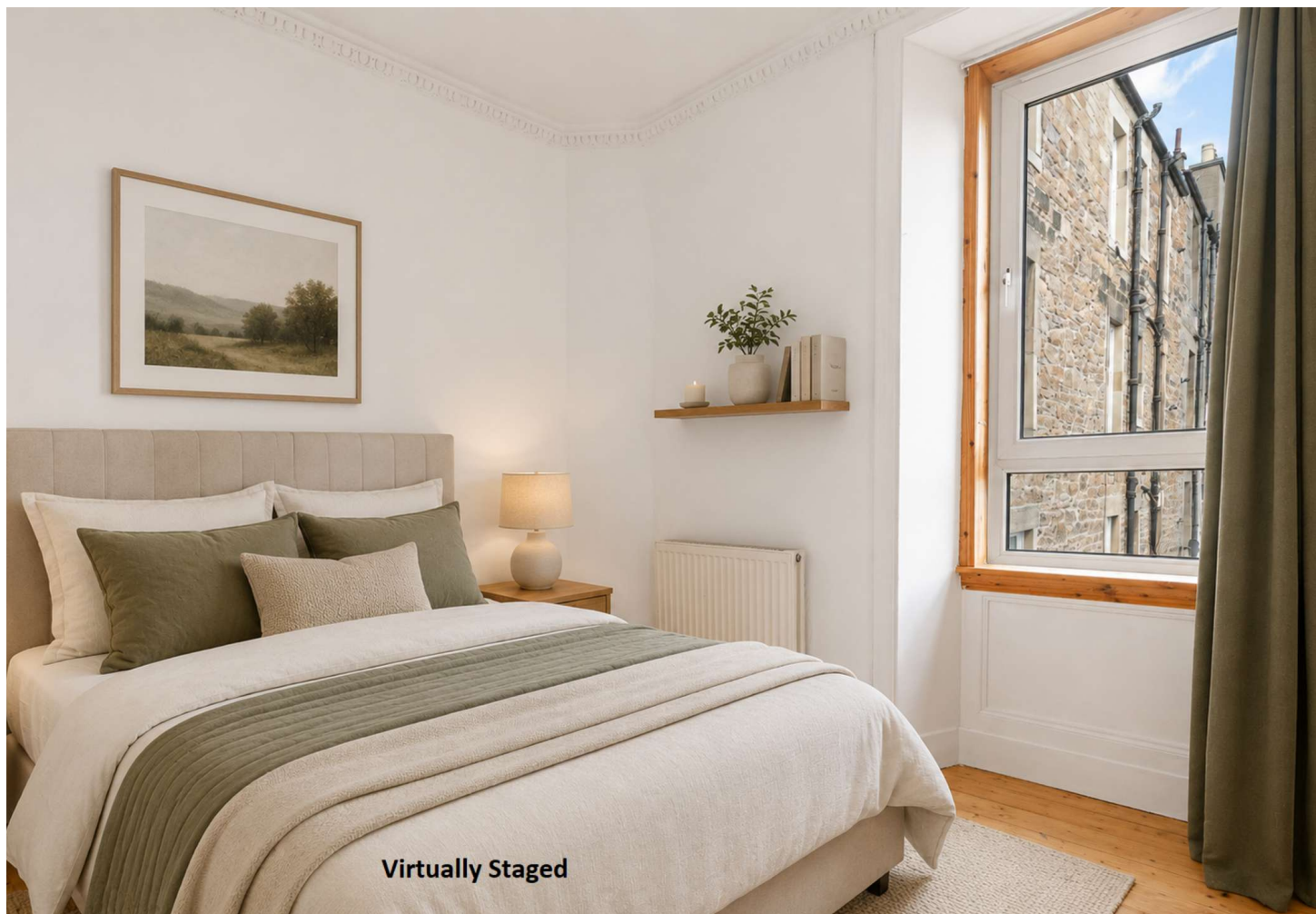
Excellent, bright and spacious 2nd floor apartment forming part of a traditional tenement, with 2 quietly positioned rear facing bedrooms, close to Holyrood Park, good local amenities and the City Centre.

The property is well-proportioned throughout and is complimented by period sanded floorboards in all rooms apart from the bathroom. Further benefiting from a double glazing and gas central heating.

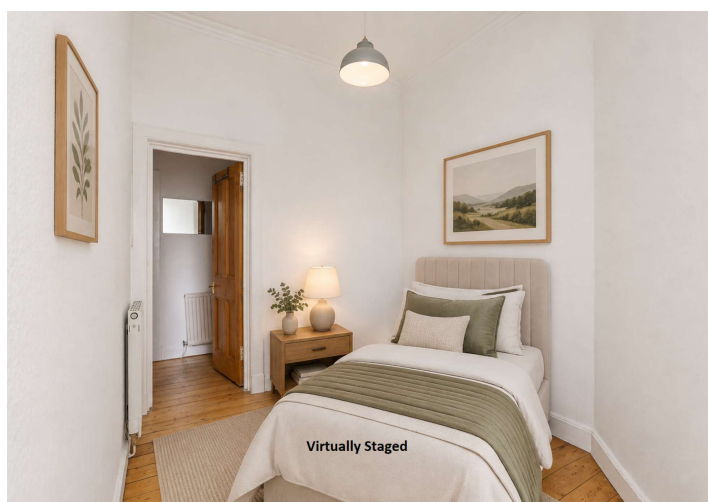
Externally the shared garden is well-maintained and there is on street permit parking available.

Extras

All fitted floor coverings, curtains, light fittings, along with freestanding cooker, washing machine and integrated cooker are included in the sale price. No warranties or guarantees will be given in relation to appliances.



Virtually Staged



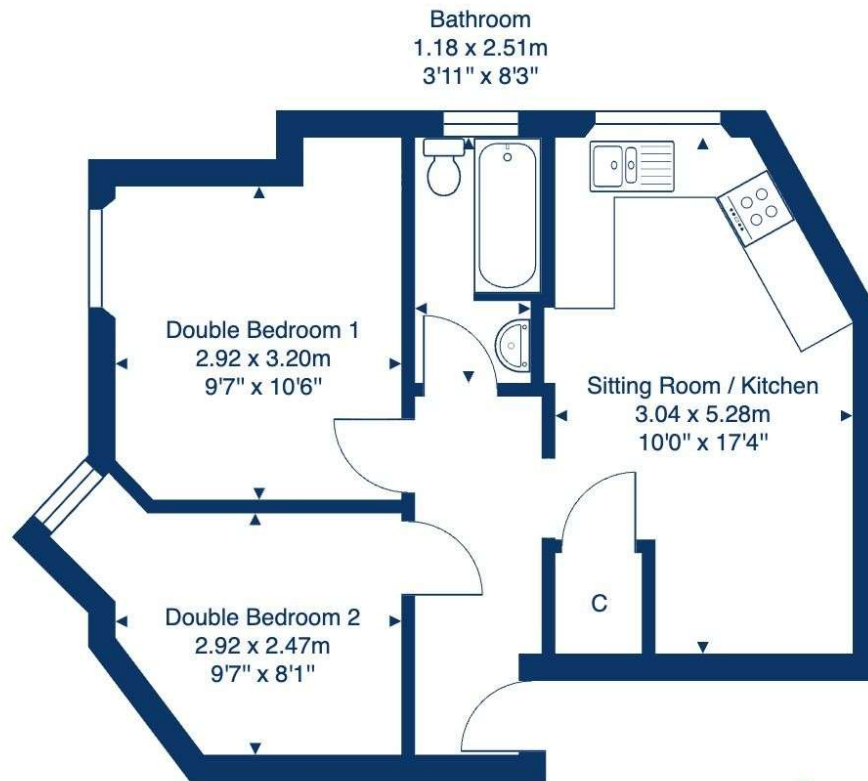
Virtually Staged





Floor Plan

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Second Floor



Total Area: 42.1 m² ... 453 ft²

All measurements are approximate and for display purposes only.

Location

Meadowbank lies a short distance to the east of Edinburgh's city centre. There are fantastic local shops nearby which cater for everyday needs with larger shopping requirements provided at Meadowbank Retail Park and Princes Street is just a short distance away. The Omni Centre and St James Quarter are also close-by providing excellent shopping, cinemas and a choice of restaurants. For local outdoor recreation Holyrood Park is close by, home to Edinburgh's iconic Arthur's Seat and Portobello beach is just a short drive away. Regular bus services provide ease of travelling to the city centre and the surrounding area. Excellent schooling is represented in both the state and private sector.





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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.