

# KILGOUR

PROPERTY



**11 Marionville Park, Edinburgh, EH7 6AR**





- Bay Windowed Lounge
- Separate Kitchen/Dining Room
- Utility Room
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Driveway
- Large Private Gardens to Front, Side and Rear
- Stunning Open Views
- Council Tax - Band E
- EPC - Band C

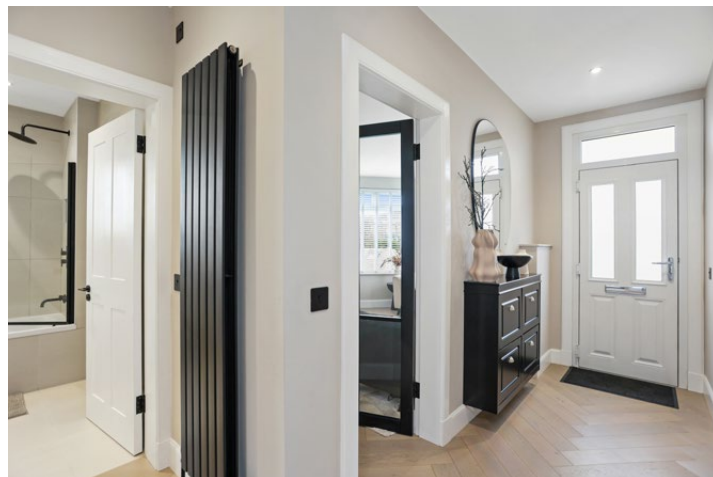
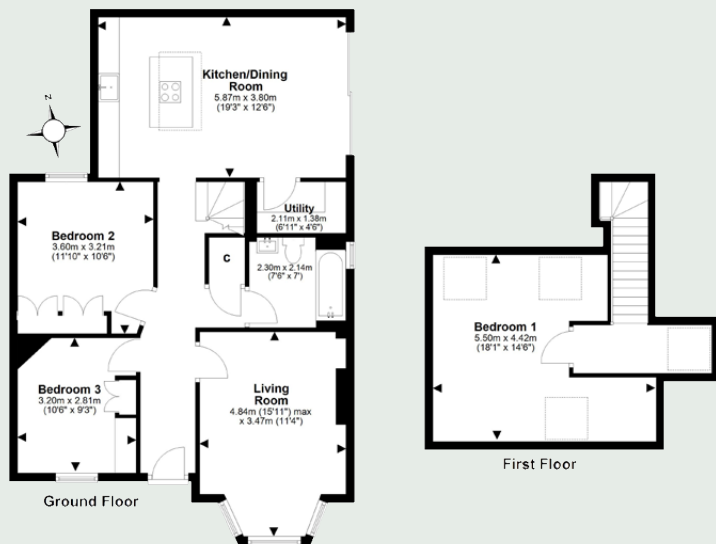
Viewing by appointment through selling agent on 0131 273 5233

## Description

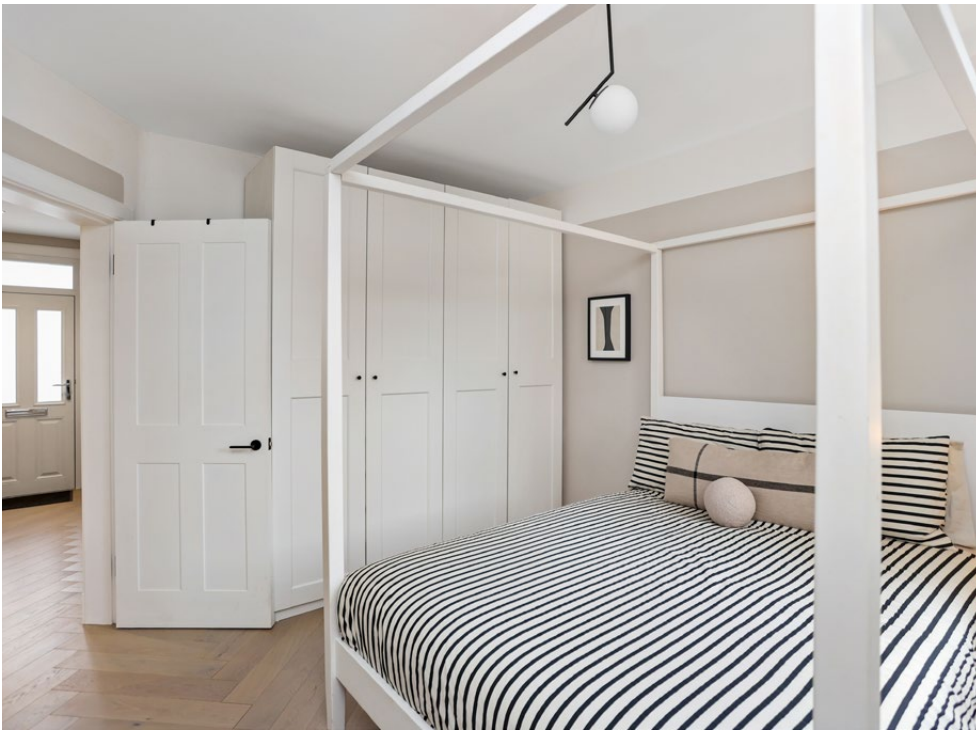
A stunning, extended semi-detached bungalow set within a sought after residential location that is close to day to day amenities and also very well placed for commuting. The high specification finishes and flexible accommodation will hugely appeal to the family buyer and benefits from having gas central heating and is double glazed throughout. Externally there are large private gardens to the front, side and rear with wonderful open views from the rear garden. Finally there is a private driveway for secure off street parking.

## Location

Marionville Park is very well positioned to take advantage of an excellent range of popular cafes and shopping outlets in the vicinity, Meadowbank Retail Park is just a few minutes walk away, with Sainsbury's, Home Bargains and Lidl. Princes Street is only short journey away, where an extensive choice of leisure and recreational facilities can be found and Arthur's Seat and Holyrood Park are also very close-by along with Meadowbank sports centre offering track, fields, gym are perfect for the fitness enthusiast. An efficient public transport network operates to most parts of the city and surrounding areas, with Waverley train station just a short bus ride away. Portobello beach, the city bypass and main motorway networks are also within easy reach making it perfect for commuters.

1 3 1 C   
A B C  
EPC BANDE   
COUNCIL TAX BAND

Lounge	15'11 x 11'4	4.84m x 3.47m
Kitchen/Dining Room	19'3 x 12'6	5.87m x 3.80m
Utility Room	6'11 x 4'6	2.11m x 1.38m
Bedroom 1	18'1 x 14'6	5.50m x 4.42m
Bedroom 2	11'10 x 10'6	3.60m x 3.21m
Bedroom 3	10'6 x 9'3	3.20m x 2.81m
Bathroom	7'6 x 7'0	2.30m x 2.14m





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