



39/2 Marionville Road  
MEADOWBANK | EDINBURGH | EH7 6AG

  
**warners**  
solicitors & estate agents



## 39/2 Marionville Road

MEADOWBANK | EDINBURGH | EH7 6AG

Warners are delighted to present this superbly presented, south-facing first-floor flat, set within a traditional tenement and ideally positioned for easy access to local amenities and the city centre.

An excellent opportunity for first-time buyers, the property offers bright, well-maintained accommodation throughout. Each room enjoys a leafy, south-facing outlook over mature trees, creating a peaceful and light-filled living environment.

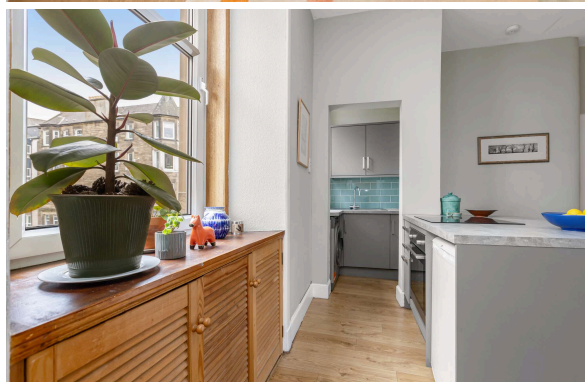
The property features a recently installed contemporary kitchen, complete with extended work surfaces and integrated appliances, seamlessly forming a stylish open-plan living space.

Generous storage is provided, including built-in cupboards and useful under-window storage in the living room. A versatile box room, accessible from both the bedroom and hallway, offers flexibility as a home office, dressing room, or additional storage.

- South-facing, first-floor flat in traditional tenement
- Bright interiors with leafy outlook from every room
- Stylish open-plan living with recently fitted kitchen
- Integrated appliances and extended work surfaces
- Excellent storage, including built-in and under-window space
- Versatile box room ideal for home office or extra storage

Energy Rating D, Council Tax B

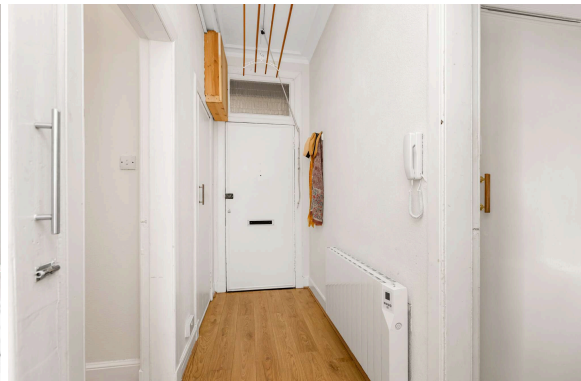
All fixtures, fittings, integrated appliances, the washing machine and the fridge/freezer are included in the sale.

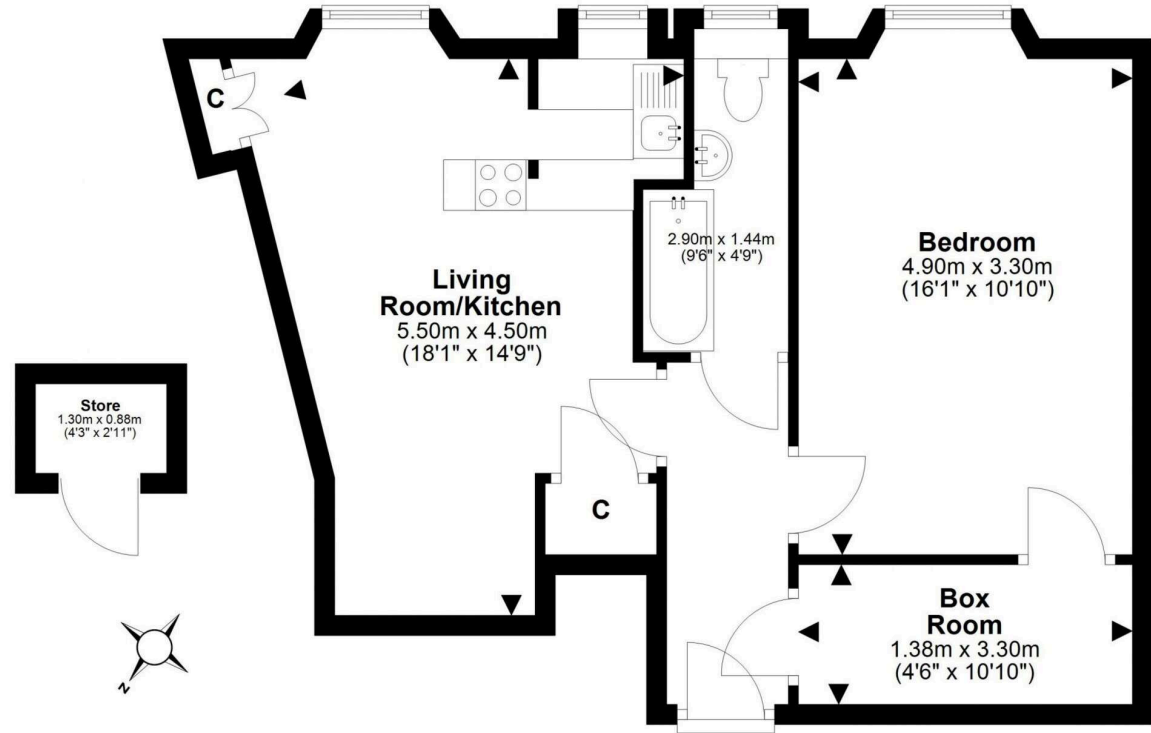


**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.