



RALPH SAYER
SOLICITORS & ESTATE AGENTS

7/3 Cambusnethan Street

Meadowbank, Edinburgh EH7 6AG

7/3

Cambusnethan Street

Located a stroll from the vast green space of Holyrood Park, this two bedroom ground floor tenement flat offers a beautiful period home boasting high ceilings and ornate cornicing. Meadowbank is an ideal central location with easy access into the city centre, along with Meadowbank retail park and Meadowbank Sports Centre, on your door step.

On a prime corner position with small private front garden you enter into a welcoming hallway. At the end of the hall is a bright sitting room is bathed in light from a handsome corner bay window. A stylish kitchen offers ample storage and work surfaces, with fully integrated fridge/freezer and microwave. There are two comfortable bedrooms, with the master boasting an en-suite shower room. Completing the accommodation is a pristine three piece bathroom.

Property Summary

- Traditional ground floor flat
- Sitting & dining room with corner bay
- Modern kitchen
- Master bedroom with en-suite shower room
- Further bedroom
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Well-maintained shared rear garden
- On-street Zone N6 permit parking & metred parking
- EPC Rating - C | Council Tax band - C

Extras: fitted floors, blinds, and all integrated kitchen appliances, to be included in the sale.

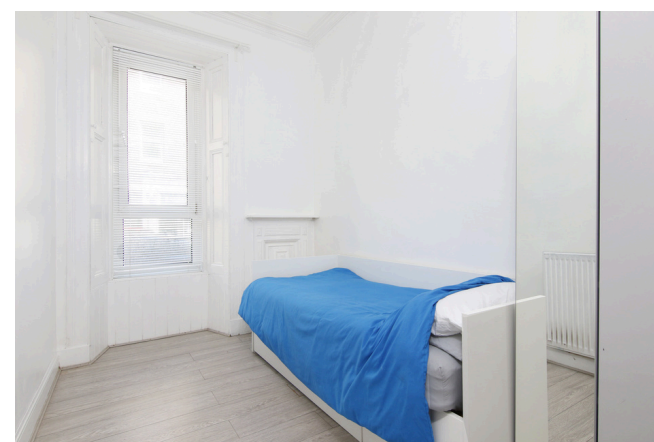
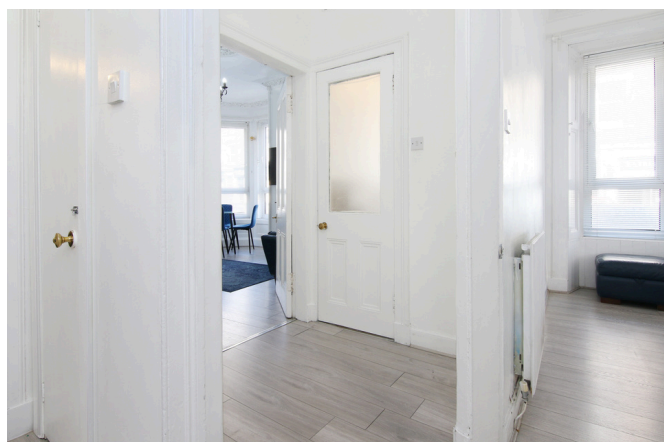


Home Report Value - £250,000





Charming
traditional
flat, a stones
throw from
Holyrood Park





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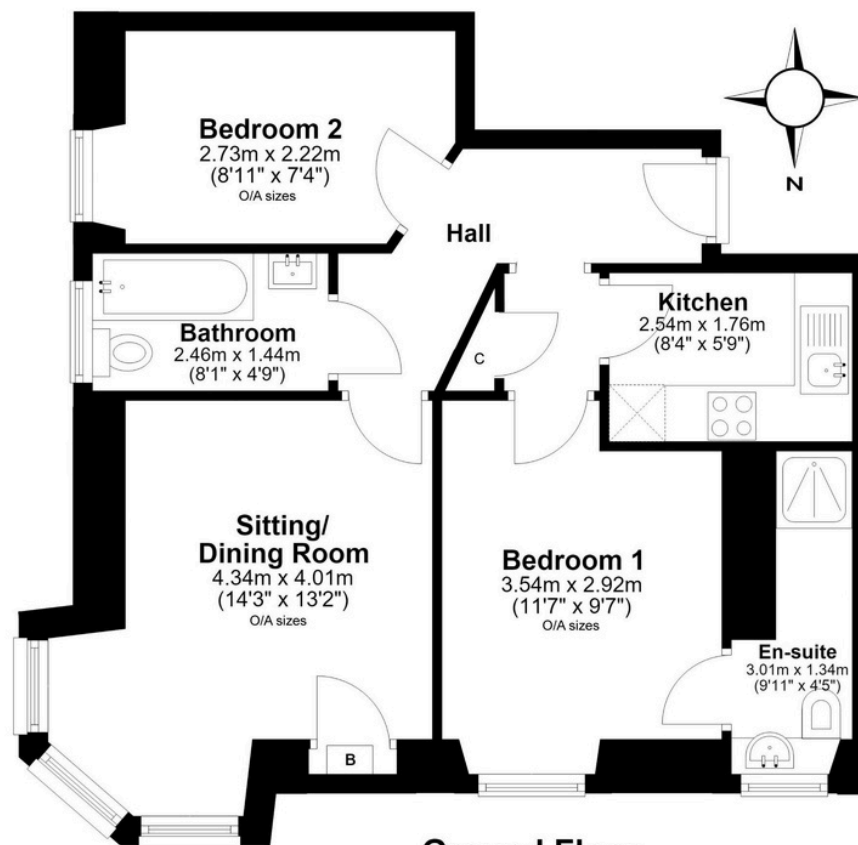
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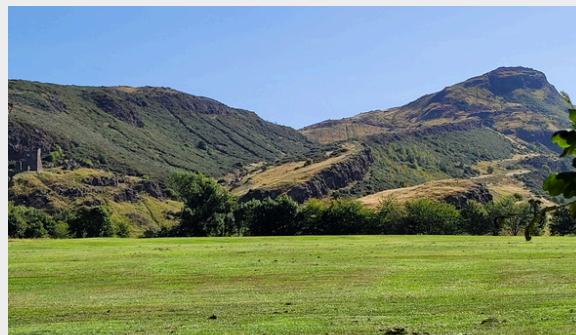
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor

Approx. 53.2 sq. metres (573.1 sq. feet)



HOLYROOD PARK

Location

Meadowbank is ideally placed, just east of the city centre, with a vibrant residential community, located close to the vast open space of Holyrood Park and the Scottish Parliament. There are excellent local amenities at Jocks Lodge, additional shopping can be found at nearby Meadowbank Retail Park, which has a Sainsburys and a Morrisons store, along at Piershill. There are a wealth of leisure opportunities from the vast open space of Holyrood Park & Arthurs Seat, offering, superb walks, running and cycling, for bad weather, Meadowbank Sports centre offers a gym, fitness classes and a variety of sports clubs. Along at nearby Portobello, the old 'Victorian' baths, has a swimming pool and traditional Turkish baths. Various regular bus services, are a fast and easy way into the city and all the entertainment, bars and restaurants Edinburgh has to offer.