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Offers Over  
**£315,000**

# 5 Marionville Grove

Marionville | Edinburgh | EH7 6BJ

Located in the property Marionville district, this wellpresented two-bedroom semi-detached villa offers spacious and comfortable living. Ideally positioned within easy reach of the city centre, the property also benefits from excellent amenities and transport links nearby. The property will undoubtedly appeal to the first-time buyer, professionals and young families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



## Description

The accommodation which is presented in move in condition, in brief comprises; entrance vestibule leading to welcoming hallway, light and spacious bay windowed reception room with useful storage, modern fitted kitchen with appliances, utility cupboard, pantry and door accessing rear garden, well proportioned principal double bedroom with lovely open views towards Arthur's Seat, good sized second double bedroom and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2023) and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

## Gardens & Parking

A real feature of this property is the superb, well maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds with path leading to front door. For the car user there is on-street parking to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





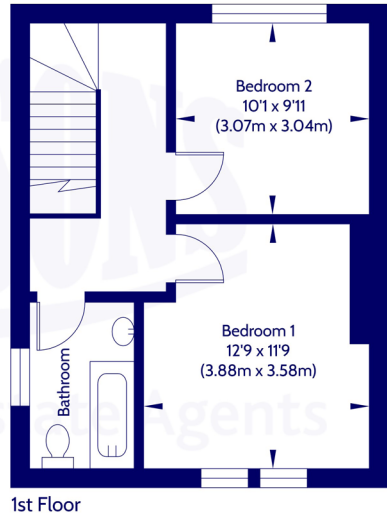
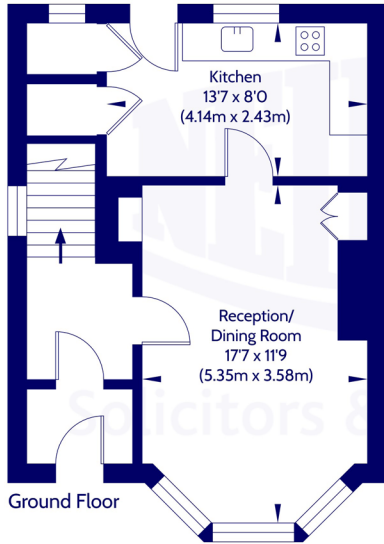
## Location

The property is situated with the popular Marionville district to the east of Edinburgh City Centre and is well served by a frequent public transport service. The area has a good choice of leisure and shopping facilities including Meadowbank Sport Stadium (currently under construction) and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are situated nearby together with the delightful Leith Links. More extensive amenities can be found in Edinburgh City Centre as well as nearby Easter Road, which boasts a great range of shops and restaurants. Edinburgh CityBypass and Waverly Train Station are within easy reach.





Approx. Gross Internal Floor Area 76 Sq M / 824 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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