

25A Marionville Road

EDINBURGH, EH7 5UD



Main door ground floor flat close to Meadowbank Retail Park and Holyrood Park, offering bright and well-presented accommodation



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McEwan Fraser Legal are delighted to present this fabulous main-door, ground-floor flat, set in an excellent location just a short walk from Meadowbank Retail Park, with Sainsbury's, Lidl and other everyday amenities, and within easy reach of Holyrood Park. The City Centre is also close at hand, with regular bus services running along London Road.

THE LIVING ROOM



The accommodation is well presented and thoughtfully arranged. An entrance vestibule with double outer storm doors leads through to a bright and spacious living room with polished flooring and useful storage, which sits semi-open plan to a fitted kitchen complete with oven, hob, washing machine/dryer and fridge.

THE KITCHEN

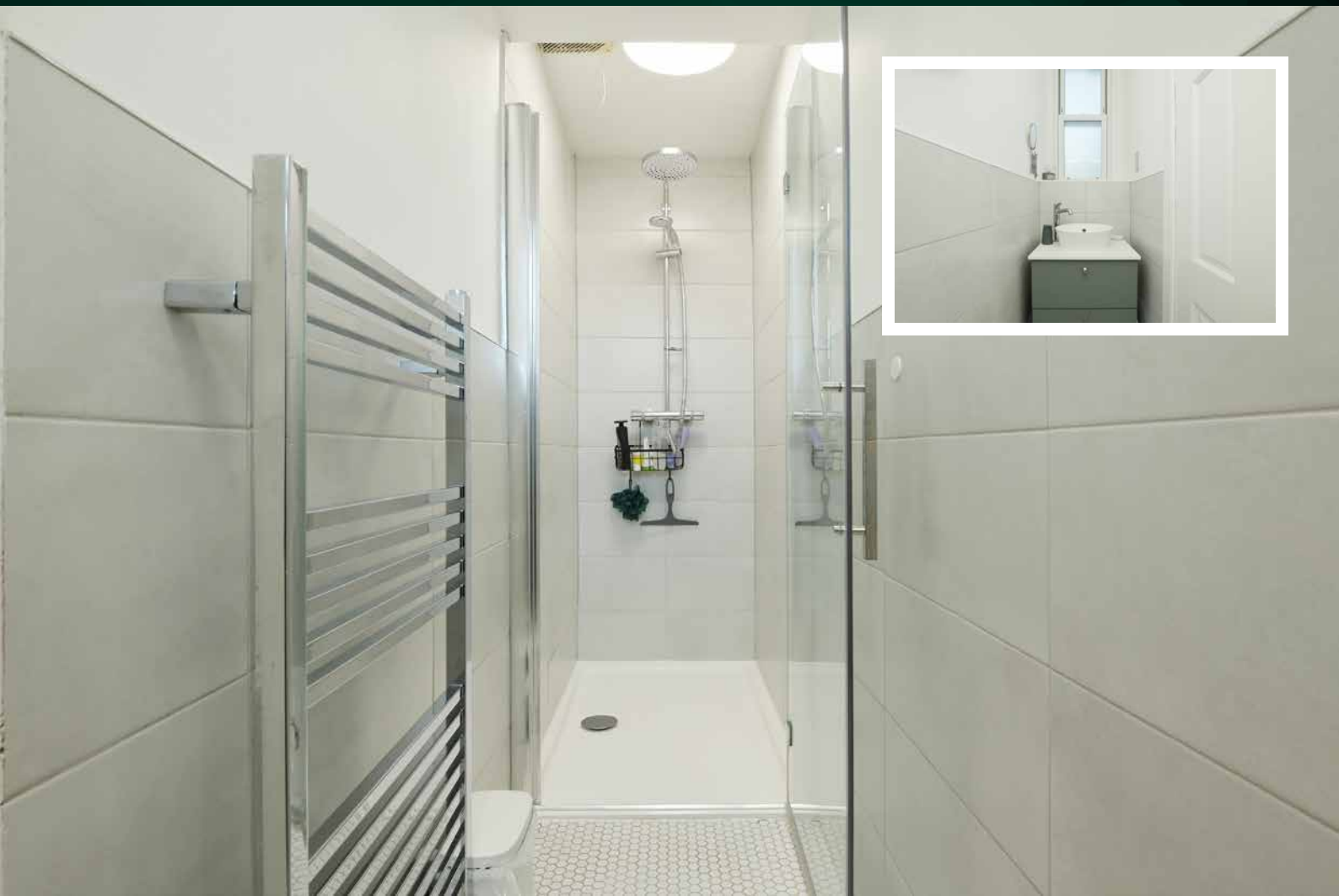




An internal hall, also finished with polished flooring, provides access to a WC with a white two-piece suite, a large storage cupboard, and a well-proportioned double bedroom positioned quietly to the rear, featuring a press cupboard.

A modern shower room completes the accommodation, fitted with a thermostatic shower, underfloor heating and a rear-facing window.

THE SHOWER ROOM



THE BEDROOM

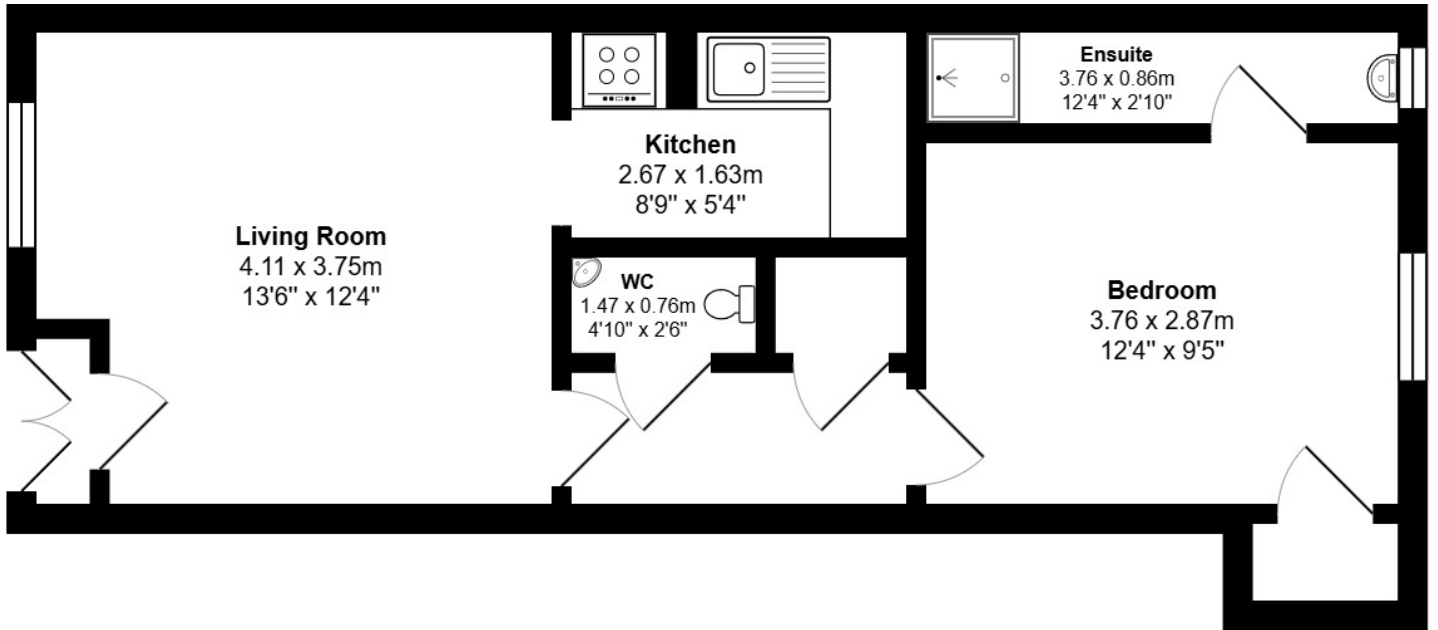


Overall, this is an excellent first-time purchase in a highly convenient location, offering bright, practical living space that will appeal to a wide range of buyers. Viewing is highly recommended.

EXTERNALS

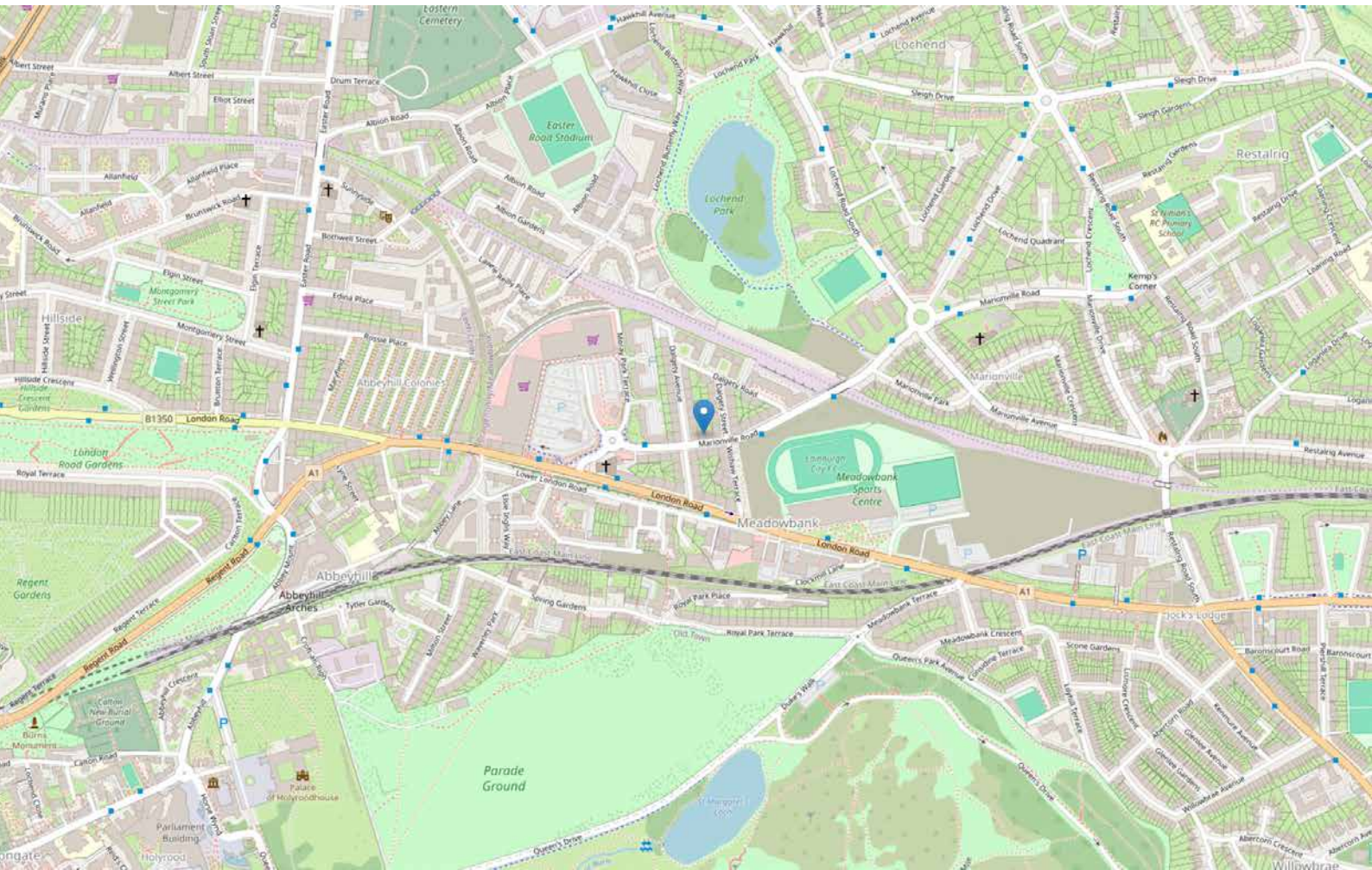


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 42m² | EPC Rating: C



THE LOCATION

Marionville Road is located in the popular Meadowbank area of Edinburgh. Ideally positioned just east of the city centre, the area benefits from an excellent range of local amenities and superb transport links, making it an ideal base for a wide variety of buyers.





Meadowbank has long been regarded as one of Edinburgh's most convenient residential districts, with the recently redeveloped Meadowbank Sports Centre, nearby retail options including Sainsbury's and Lidl at Meadowbank Retail Park, and a choice of cafés, restaurants and everyday conveniences all within easy reach. Holyrood Park and Arthur's Seat are also close by, offering some of the city's finest open green space and walking routes.

The area is exceptionally well connected, with regular bus services providing swift access into the City Centre and surrounding districts, while the location also offers straightforward access to major road links. With Edinburgh's historic Old Town, Leith Walk, and the vibrant Shore all within easy reach, Marionville Road offers a well-connected and practical city lifestyle in a highly accessible setting.



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