

COULTERS[®]

4 3f2 Meadowbank Crescent
Edinburgh
EH8 7AH



This one bedroomed third floor flat is situated in the Meadowbank area to the east of Edinburgh's city centre within close walking distance to an excellent variety of local amenities and perfectly located next to Holyrood Park and Arthur's Seat. The property comprises a bright open plan living/kitchen with large sash and casement windows with open views, high ceilings and period features. The kitchen area has a breakfast bar, gas hob, electric oven and free-standing fridge freezer. The double bedroom is to the front of the property and has a large window, high ceilings and period features. The white three-piece bathroom is of traditional style and has a window to the front. Excellent storage is provided off the living room and hall with a box room that could either provide large storage or create a small office to work from home. There is a shared south facing communal garden to the rear. The property would benefit from some refurbishment and has the potential to create a wonderful home or property investment.



Property Features:

- Third floor traditional tenement property
- Bright living/kitchen with fireplace
- Kitchen with breakfast bar
- Integrated appliances and free-standing fridge freezer
- Double bedroom with open outlook
- Box room suitable for home office
- Bathroom with window
- Good storage
- Original sash and casement windows to all rooms
- Gas central heating
- Period features and high ceilings
- Shared south facing communal gardens



Extras

All fixtures, fittings, appliances and light fittings are included in the sale.

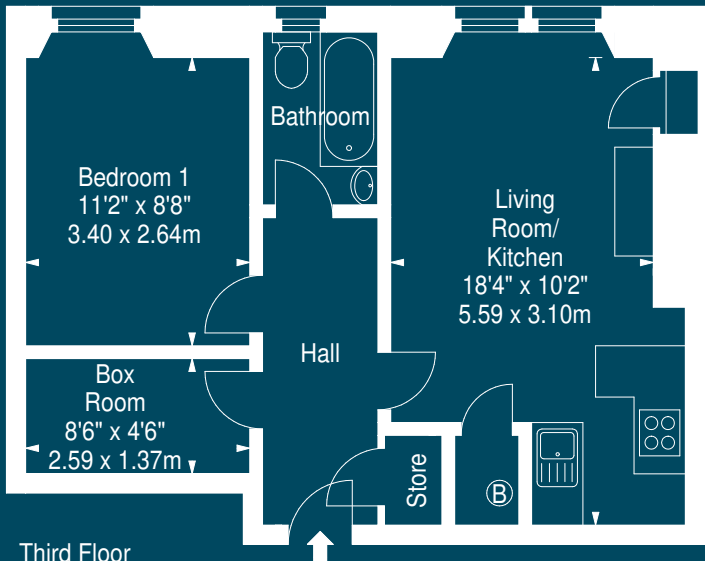
Area

The sought-after Meadowbank area is ideally located just east of Edinburgh's city centre and the property is within walking distance of a host of amenities from independent shops, restaurants, cafes, and local supermarkets include a Tesco Express and Morrison's. Meadowbank Retail Park offers a further range of shopping facilities including a Sainsbury's and is just a short walk away. The recently opened St James's Quarter shopping development is also a short bus ride away. The nearby Meadowbank Sports Centre and local golf clubs offer excellent leisure activities. For the outdoor enthusiast, there are ample green spaces in the area including the picturesque Holyrood Park, Arthur's seat and Meadow Field Park. The area is well situated with fantastic transport links for easy access to the city centre including regular bus services and the city bypass and main motorway links within easy reach. The property is also in the catchment for great schools including Parsons Green Primary School, St Ninian's RC Primary School, Portobello High and Holy Rood RC High.

**Meadowbank Crescent,
Edinburgh,
Midlothian, EH8 7AH**



Approx. Gross Internal Area
467 Sq Ft - 43.38 Sq M
For identification only. Not to scale.
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Third Floor

WELCOME HOME ©

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Terms & Conditions

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. 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.