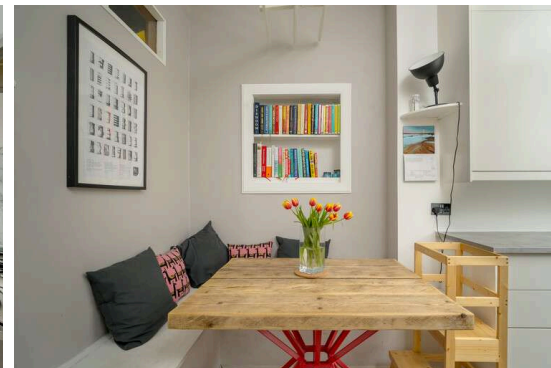


**36/4 Parsons Green
Terrace
Edinburgh EH8 7AF
Offers Over £245,000**

- Bay window lounge featuring ornate corning, centre rose and gas fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and a range of appliances, some of which are included in the sale
- Two spacious double bedrooms with master featuring decorative fireplace
- Large box room with bespoke office unit and excellent storage
- Bathroom fitted with three-piece suite and electric shower over bath
- Gas central heating and double glazing
- Well kept communal garden
- Free on street parking in surrounding streets and excellent transport links



First Floor Flat

Blair Cadell are delighted to bring to market this immaculate two bed tenement flat in the heart of Meadowbank. With superb local amenities and access to the city centre, the property would be ideal for the first time buyer or young professional and must be viewed to be fully appreciated.

The accommodation comprises of a beautiful bay window lounge featuring ornate corning and a centre rose, along with a decorative gas fireplace making it the perfect place for relaxing. The kitchen/diner is bright and spacious, looking onto the garden. A range of floor and wall mounted units, gas hob and electric oven, and integrated appliances make up the kitchen, and a fantastic large pantry provides further useful storage space. The built in seating area is ideal for hosting, as well as giving additional storage. There are two generous double bedrooms, with the master featuring a decorative fireplace. Bespoke office units have been installed to create a perfect home office in the large box room (these units are available subject to negotiation). A smart fully tiled family bathroom fitted with a three-piece suite and electric shower over the bath. The property benefits from gas central heating and double glazing throughout for maximum efficiency. There is a well-kept communal garden to the rear and free on street parking in surrounding streets.

The property is well positioned to take advantage of an excellent range of popular cafes and shopping outlets in the vicinity. Meadowbank Retail Park is just a few minutes' walk away, with a selection of supermarkets and shops. The recently opened Meadowbank Sports Centre provides excellent leisure and recreational facilities, and Arthur's Seat and Holyrood Park are on the doorstep. A short bus ride takes you to Princes Street and the city centre, where an extensive choice of leisure and recreational facilities can be found. An efficient public transport network operates to most parts of the town and surrounding areas, with Waverley train station very accessible by a short bus journey. Portobello beach and beautiful East Lothian, the city bypass and main motorway networks are also within easy reach, making it perfect for commuters.

Viewing by appointment on 0131 337 1800

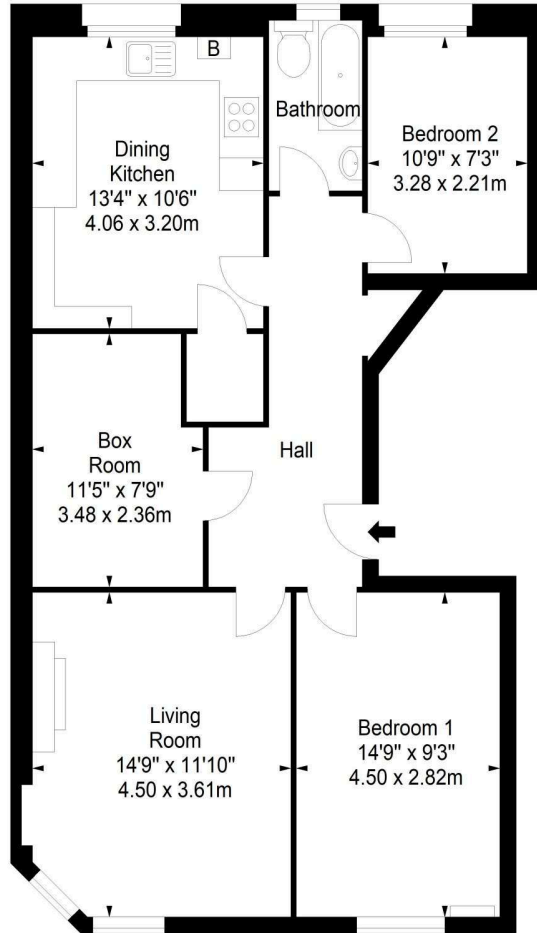




**Parsons Green Terrace,
Edinburgh, EH8 7AF**



Approx. Gross Internal Area
781 Sq Ft - 72.55 Sq M
For identification only. Not to scale.
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First Floor



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