







## TRADITIONAL SECOND-FLOOR FLAT

Part of a traditional tenement building in Meadowbank, this one-bedroom, second/top-floor flat enjoys a convenient location in the capital, set within walking distance of thriving amenities, the city centre, regular transport links, a state-of-the-art sports centre, and Holyrood Park. The home provides buyers with a blank canvas of décor, as well as rooms with high ceilings. Being within easy reach of the city centre, it represents an ideal residence for city professionals, couples, and as a buy-to-let rental opportunity.

Reached via a shared entrance and stairwell, the flat's front door opens into a central hall leading to all accommodation. It has a built-in cupboard and flows left into the living room. This reception area spans the depth of the home to accommodate an excellent choice of comfy lounge furniture. It is brightly illuminated by twin windows and laid with an easy-to-maintain floor. The room also features a shelved recess for display items and the ceiling is framed by cornice work which draws attention to the lofty dimensions. The kitchen is openly accessed from the hall. It is equipped with base and wall-mounted cabinets and worksurface space that is bordered by checked splashback tiles. Meanwhile, the double bedroom is bright and well-proportioned, with floorspace for bedside furniture and good built-in storage. A three-piece shower room is conveniently adjacent, completing the accommodation. The home is kept warm by a gas central heating system.

Outside, there is a communal garden and unrestricted on-street parking is available in the vicinity.

Extras: integrated kitchen appliances, a fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Second/top-floor flat
- Part of a traditional tenement
- Convenient location in Meadowbank
- Central hall
- Good-sized living room
- Well-appointed kitchen
- Double bedroom with storage
- Three-piece shower room
- Communal garden
- Unrestricted on-street parking

EPC RATING:

D

COUNCIL TAX BAND:

C

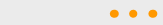
## VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

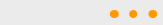
## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



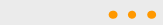
## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



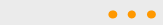
## EAST LoTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000



## BORDERS

01890 880 008

## MEADOWBANK, EDINBURGH

Situated to the east of the city centre and directly north of majestic Holyrood Park, the thriving suburb of Meadowbank is cherished for its leafy streets, vibrant social scene and excellent local amenities. Meadowbank Shopping Park is home to a selection of retail outlets and a large Sainsbury's supermarket, while nearby Easter Road is lined with an array of local shops and businesses, plus a vibrant blend of cafes, pubs, and restaurants. Residents of Meadowbank have a whole host of sport and fitness activities right on their doorstep, and the re-opening of Meadowbank Sports Centre offers state-of-the-art facilities including athletics tracks, sports halls, a gym, and fitness studios. For those who prefer to exercise in the great outdoors, the vast open space of scenic Holyrood Park is perfect for relaxed strolls or cycles, and an invigorating hike up Arthur's Seat promises breath-taking views of Edinburgh's iconic cityscape. Meadowbank is within the catchment area for early years and primary schooling and is popular with city workers, with swift links into the centre via London Road by car, bus, or bike, as well as convenient access to the A1 and Edinburgh City Bypass.

