



**6 (1F2) Parsons Green Terrace
Meadowbank, EH8 7AN**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BRIGHT AND SPACIOUS

ONE-BEDROOM FIRST FLOOR FLAT



This bright and spacious, one bedroom, first floor, tenement flat has a fantastic location in the popular Meadowbank district in Edinburgh, close to excellent local shops, transport links, Meadowbank sports centre and a stone's throw from Holyrood Park. The property has neutral décor throughout and has attractive period features including particularly eye-catching cornicing, an Edinburgh Press, original doors and architrave. The lounge faces the front of the building and has a leafy outlook, a feature fireplace and plenty of space for seating and dining. There is a dining kitchen, also with a leafy outlook, and a range of fitted units and appliances. The double bedroom is a good size with a large walk-in wardrobe, a generous cupboard and an Edinburgh Press. There is also a bathroom, hallway with entry phone and a shared garden to the rear. This is a fantastic one-bedroom flat but there is also the potential to reconfigure it to a two-bedroom flat, subject to the usual permissions.

Communal stair with entry phone

Hall

Lounge

Dining kitchen

Double bedroom

Bathroom

Gas central heating

Double glazing

Period features

Shared garden

On street parking





MEADOWBANK

This ever popular Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including the impressive Meadowbank Retail Park, home to Sainsbury's, Marks & Spencer and TK Maxx. The east end of Princes Street is a short bus ride away where there is an extensive choice of shops, restaurants and cafes including the exciting new shopping mall known as St. James Quarter. The new Meadowbank Sports Centre is minutes away and is scheduled for completion soon. An efficient public transport system operates to most parts of the town and surrounding areas and the city bypass and main motorway networks are within easy reach.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

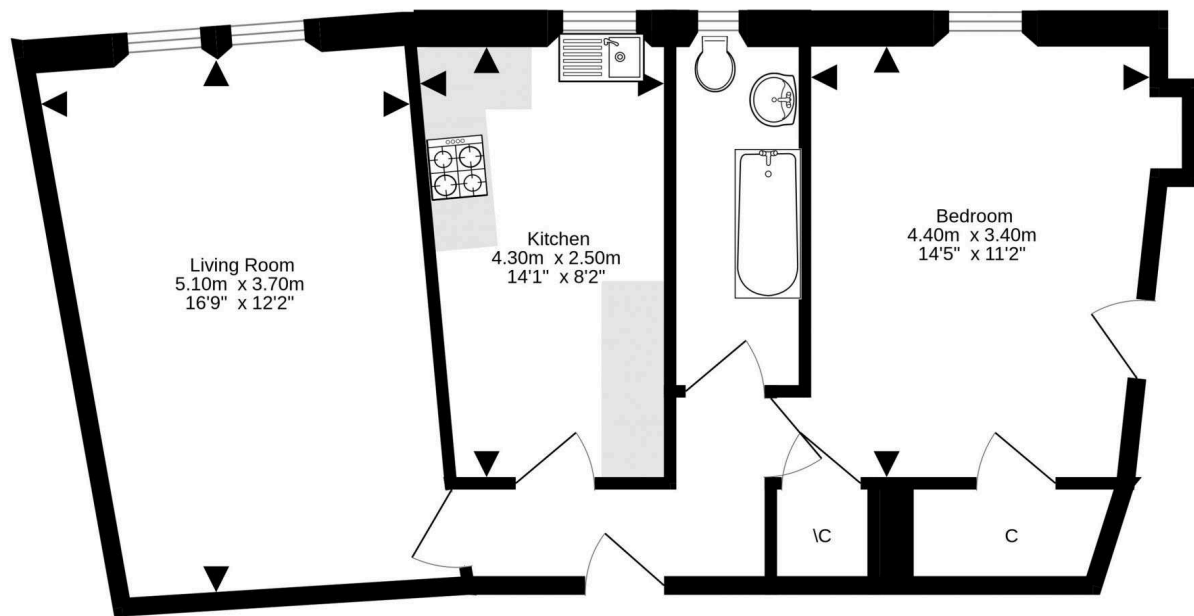
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Home Report Valuation

£200,000

EPC Rating

C



TOTAL FLOOR AREA : 55.3 sq.m. (595 sq.ft.) approx.
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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