



RALPH SAYER
SOLICITORS & ESTATE AGENTS

28 (3F2) Marionville Road

Edinburgh EH7 5TX

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Situated on a quiet residential street in popular Meadowbank, this two bedroom top(third) floor flat offers exceptional proportions in a fantastic location; close to Holyrood park and within easy reach of the city centre. The property is brimming with lovely period features including, cornicing and fireplace, along with beautifully styled bathroom and kitchen. On the bright top floor landing, the welcoming front door opens into a generous hall, where a neutral décor create a light and airy ambience. Situated at the front of the property, the impressive sitting room is bathed in light from a bay window, with a feature fireplace at it's heart. There is scope for various seating configurations, with the bay perfect for dining. Adjacent is the stylish kitchen, painted shaker style cabinets with quartz worktops, blend perfectly into period. There are two well proportioned bedrooms, one double and one large single, which share an exquisite four piece bathroom, which offers 'hotel-style' luxury; including a stunning 'claw footed' bath. The property benefits from a lovely shared garden.

Extras: all fitted floor coverings and integrated kitchen appliances will be included in the sale.

Property Summary

- Entrance hall with utility cupboard(plumbed for washing machine)
- Bay windowed lounge/diner room
- Attractive, painted shaker kitchen
- Principal bedroom with excellent built-in storage
- Second bedroom
- Stylish four piece bathroom with claw foot bath
- Immaculate, low-maintenance rear garden
- Electric heating
- Double-glazed windows
- EPC Rating - F | Council Tax Band - C







Stunning two bedroom victorian tenement flat, in popular Meadowbank





Four piece bathroom,
offers
'hotel style' luxury



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dream property!



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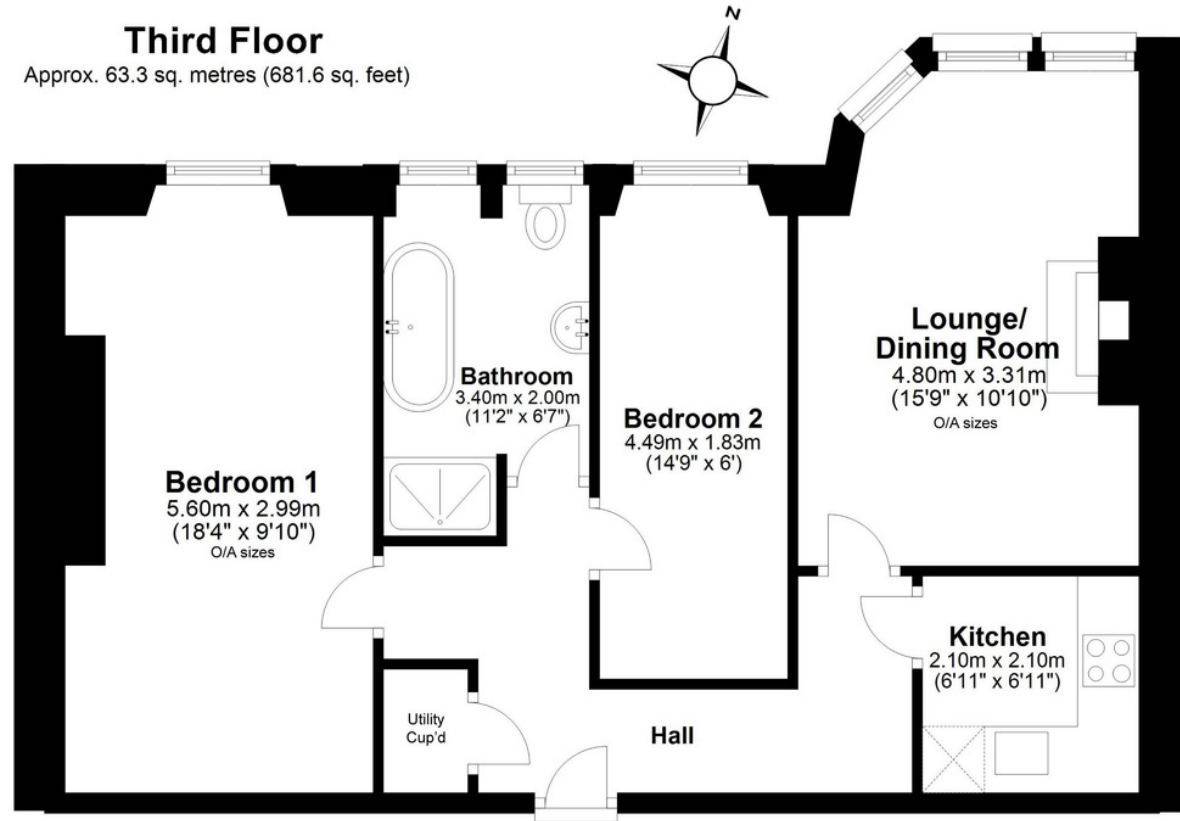


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Third Floor
Approx. 63.3 sq. metres (681.6 sq. feet)



Location

Meadowbank is ideally placed, just east of the city centre, with a vibrant residential community, located close to the vast open space of Holyrood Park and the Scottish Parliament. There are excellent local amenities at Jocks Lodge, additional shopping can be found at nearby Meadowbank Retail Park, which has a Sainsburys and a Morrisons store, along at Piershill. There are a wealth of leisure opportunities from the vast open space of Holyrood Park & Arthurs Seat, offering, superb walks, running and cycling, for bad weather, Meadowbank Sports centre offers a gym, fitness classes and a variety of sports clubs. Along at nearby Portobello, the old 'victorian' baths, has a swimming pool and traditional Turkish baths. Various regular bus services, are a fast and easy way into the city and all the entertainment, bars and restaurants Edinburgh has to offer.