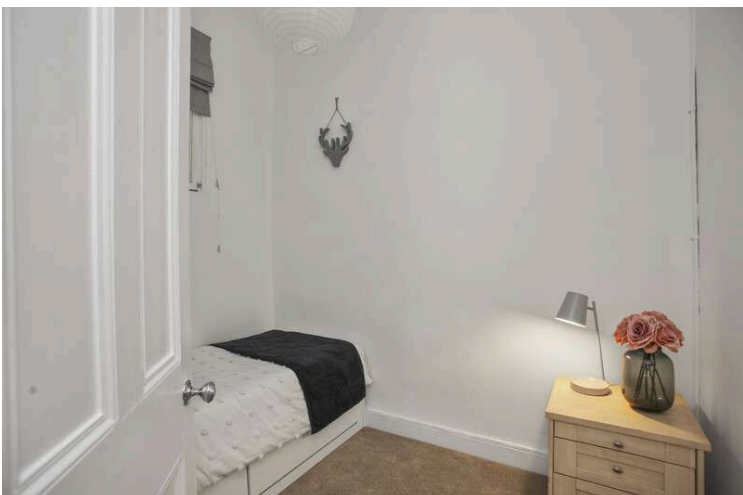
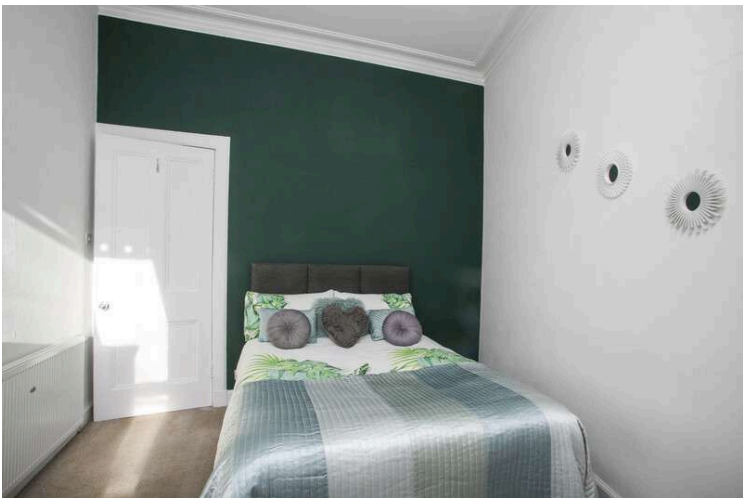


A fantastic opportunity is offered to buyers to purchase this beautifully presented, walk in condition 2nd floor flat. Located close proximity to Holyrood Park, the property is perfect for anyone wishing the benefits of city living and an abundance of green space on their doorstep. The accommodation briefly comprises a welcoming entrance hall via a composite door, three generous storage cupboards; stunning front facing lounge giving open views towards the Firth of Forth. The focal point of this room, other than views, has to be the magnificent fireplace giving a beautiful focal point to the room, ornate cornicing and picture rail which are in keeping with the age of the property. Exceptionally spacious south facing kitchen with an excellent range of shaker style wall and base units, ample worktop space complemented by the mosaic tiling. There is a generous space for dining table and chairs and included in the sale is the Smeg 6 ring range. Well presented rear facing double bedroom with a lovely feature wall. Extremely useful boxroom which can be used as a guest room or an ideal office for any home worker with shared light from the kitchen via the internal window. Modern bathroom with shower over bath, glazed shower screen, attractive tiling around bath area, wc and wash hand basin with mirror above. The property is tastefully decorated and move in condition allowing any buyer to move in with ease. Benefiting from gas central heating, double glazing, a well maintained stairwell with secure entrance, communal gardens and un-restricted on street parking.

- Stunning bright 2nd floor (top) flat
- Spacious lounge with traditional features and views
- Well equipped kitchen with dining area
- Bedroom and boxroom, modern bathroom
- Close to city centre and Holyrood Park
- Gas Central Heating and Double Glazing



Location

Situated on the doorstep of Holyrood Park this is always a popular area for buyers looking to be close to the city centre, approx 1.5 miles and this factor undoubtedly contributes to the area's desirability. There are excellent local shops and regular bus routes, Waverly Train Station is a short walk away and in addition, there is a choice of supermarkets close-by. Motorists can quickly access the by-pass via the A1 leading on to the main road network in and out of Edinburgh. Leisure is particularly well catered for in Meadowbank with the Leisure Centre of that name, The Royal Commonwealth Pool (through Holyrood Park); several golf courses and of course the many lovely walks on and around neighbouring Arthurs Seat. Even Portobello and its promenade, beach & shopping is only 1.5 miles east.

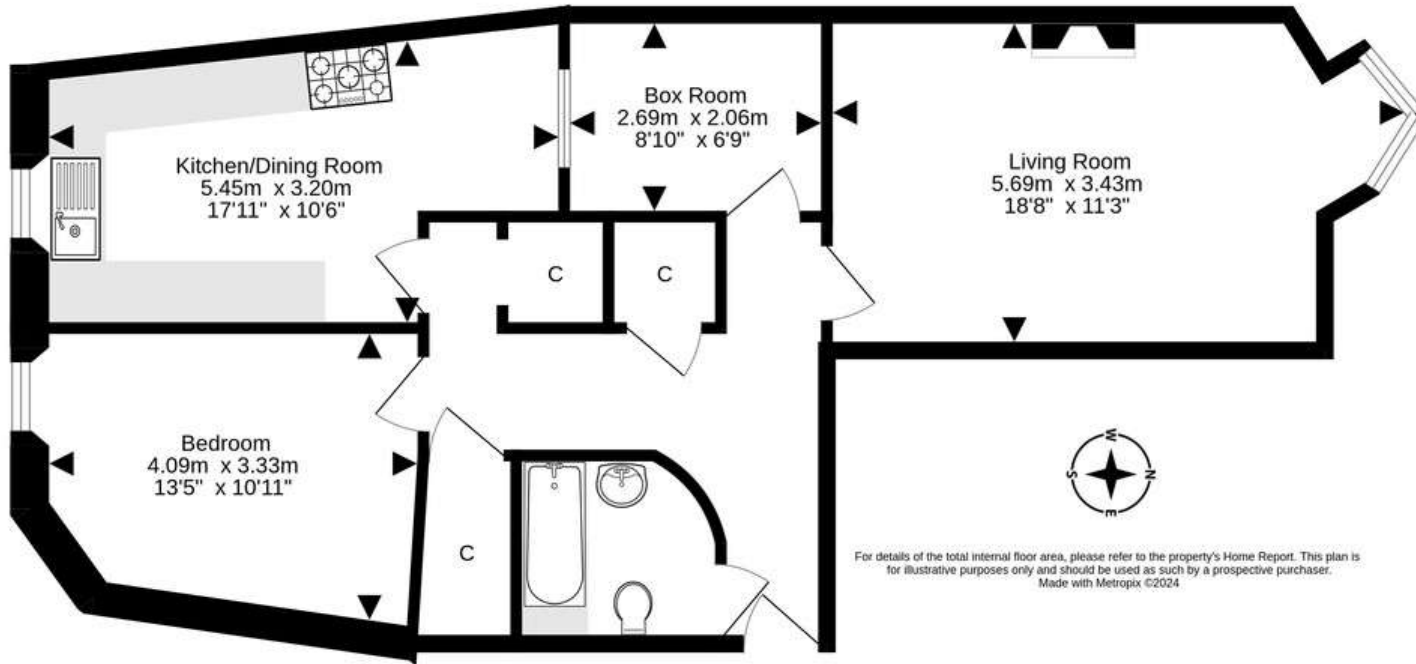
Extras

Included in the sale are light fittings, window coverings, Smeg range cooker, Fridge Freezer and Washing Machine. Other items of furniture may be by separate negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

