










Offers Over
£299,995

19 Meadowbank Terrace

Meadowbank | Edinburgh | EH8 7AS

This impressive, beautifully presented main door flat forming part of a traditional tenement within the popular district of Meadowbank, a stone's throw from Arthur's Seat and many local amenities. In move-in condition the property would undoubtedly appeal to the professionals and early viewing is highly recommended.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
- 1 Box room
-  Communal garden
-  Permit/metered parking
-  EPC Rating – D
-  Council Tax Band - C



Description

In brief the accommodation comprises; welcoming entrance hallway with good built-in storage, generously proportioned lounge, modern fitted breakfasting kitchen pleasantly overlooking the rear, light and airy principal bedroom with walk-in wardrobe, airing cupboard and door providing direct access to the secluded well maintained communal garden, second good sized double bedroom, useful box room/study with shelving providing additional storage and stylish bathroom with three-piece suite and shower over bath. Further benefits include double glazing, gas central heating and beautiful oak flooring in every room, except for the bathroom.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, fridge, dishwasher and washing machine. Please note that the combi boiler is still under warranty.

Gardens & Parking

There is a beautifully maintained communal garden located to the rear of the property together with a private section of garden ground to the front. Permit/metered parking is available to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

The property is situated in the popular Meadowbank district of the city which is 2 miles (approx.) to Edinburgh City Centre, Royal Mile and Holyrood Palace. The area has a good choice of leisure and shopping facilities, Meadowbank Sports Centre and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are a stone's throw from the property with the iconic Portobello beach just a short journey away. Many of central Edinburgh's fantastic array of attractions, art galleries, restaurants and the impressive St James Quarter, are within close proximity, together with Edinburgh City Bypass and Edinburgh Waverley train station.

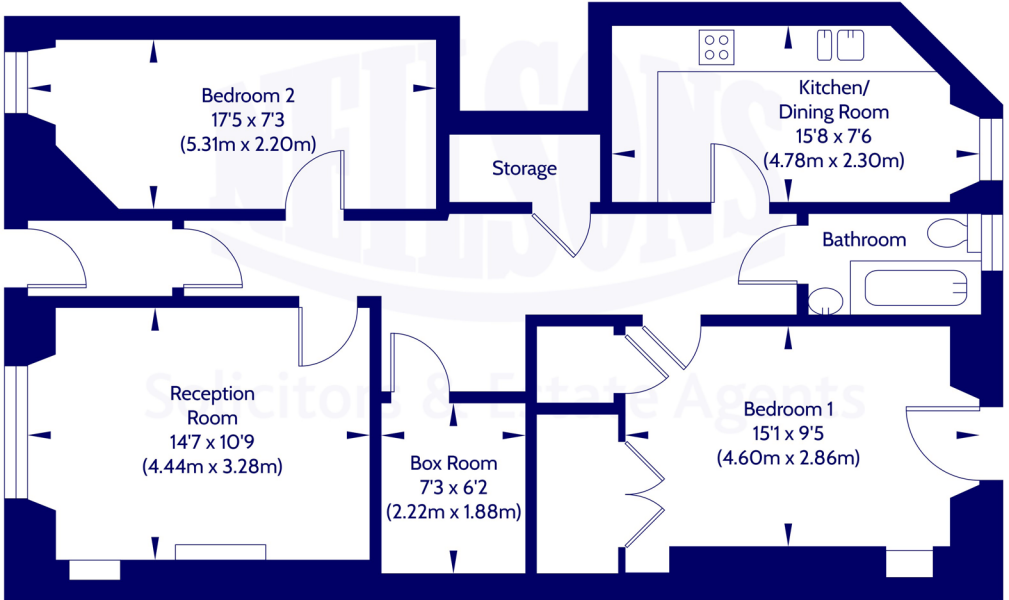


Ground Floor

Approx. Internal Area 79.46 Sq M / 855 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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