



4/4 Meadowbank Terrace, Edinburgh, EH8 7AR

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Located in the popular Meadowbank area of Edinburgh with Arthur's Seat and Holyrood Park on your doorstep, this well-proportioned, bright and spacious two bedroom second floor flat floor flat offers excellent accommodation. The property forms part of a traditional tenement building with secure entry and a shared rear garden to the rear, Meadowbank offers a wide range of amenities along with excellent transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Welcoming reception hallway with useful storage.
- Front facing living/dining room with a feature fireplace with gas fire inset, corniced ceiling.
- Stylish kitchen equipped with a good range of wall and base units along with integrated appliances.
- Double bedroom rear facing with wardrobe storage.
- Rear facing double bedroom with storage cupboard housing the boiler.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Double and sash & case glazing.
- Gas central heating.
- Secure entry system.
- Communal garden to the rear.
- On street and metered parking.



## Location

The highly sought-after 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. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities including the exciting new St James Quarter which boasts a variety of shops and eateries. Some of the city's best green spaces are conveniently close including Holyrood Park and Arthur's Seat. The new Meadowbank Sports Centre is only a short walk away. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

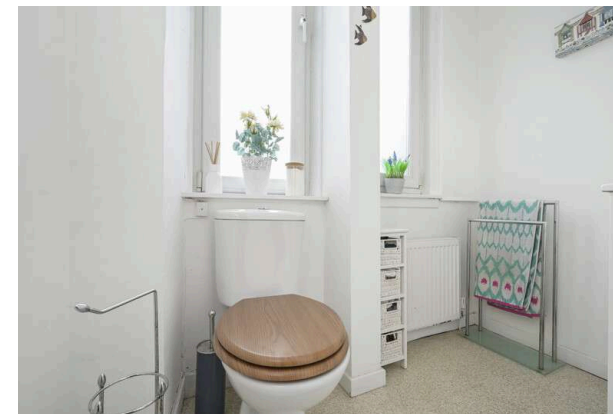
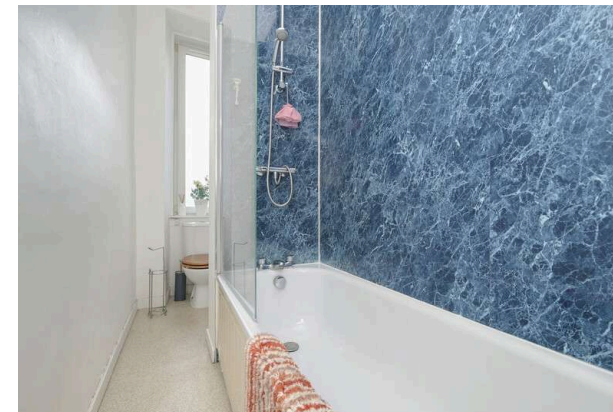
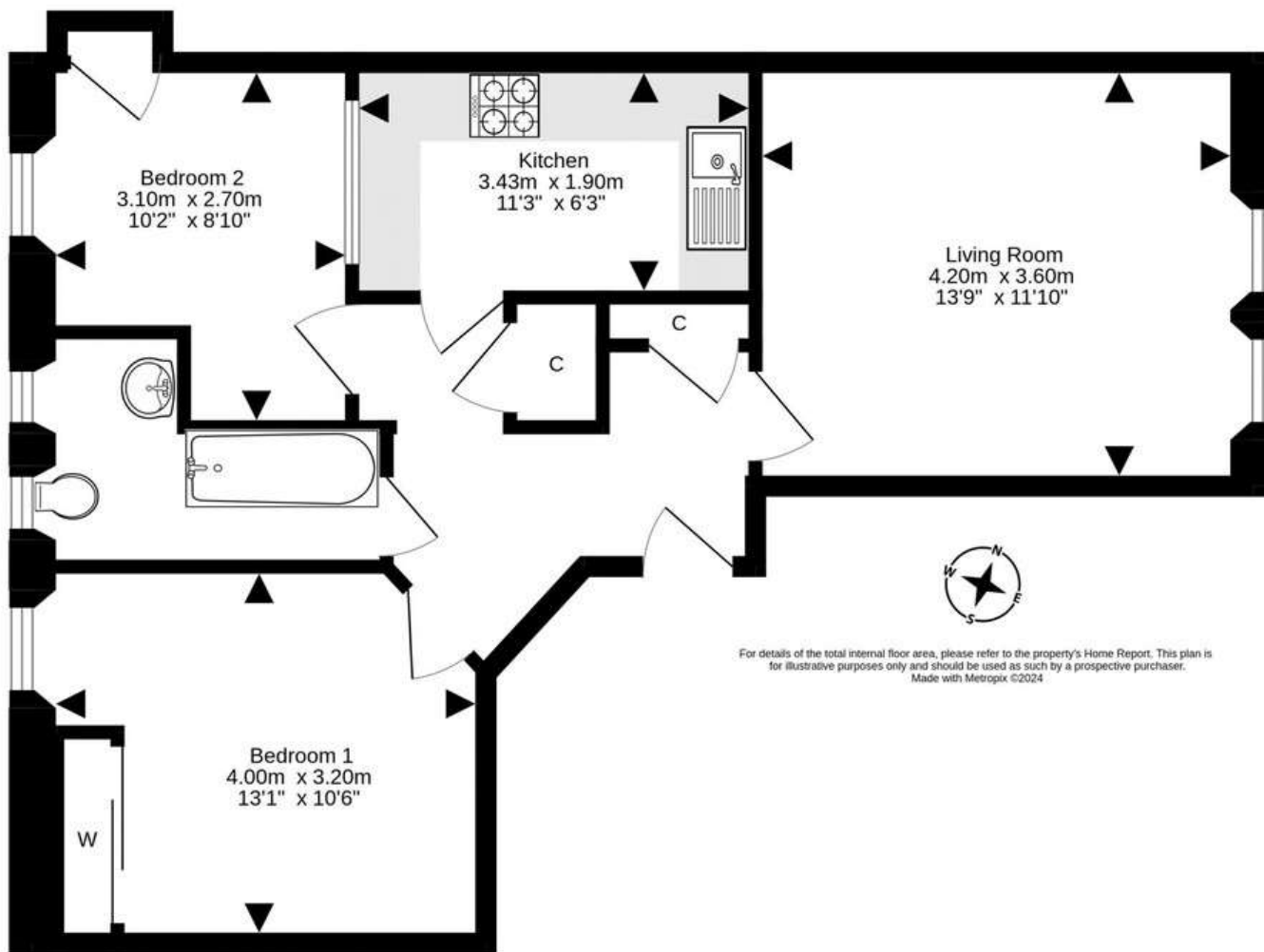
## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

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.

