



MARIONVILLE
MEDWAY



This two-bedroom upper flat is set on an established street in the Marionville area of Edinburgh, close to excellent local amenities and under two miles from the heart of the city. The flat offers an ideal opportunity for modernisation and upgrades, giving the new owner a blank canvas to put their own stamp on. Nearby amenities include Meadowbank Shopping Park, primary and secondary schooling, leisure and fitness facilities (including golf courses and Meadowbank Sports Centre), and transport links across the city. Extras: Integrated kitchen appliances comprising a double oven, hob, and extractor fan will be included in the sale, as well as a freestanding fridge/freezer and washing machine. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Upper flat in Marionville
- Excellent opportunity for cosmetic upgrades
- Entrance hall with built-in storage
- Generous living room with views of Arthur's Seat
- Bright fitted kitchen
- Two double bedrooms with built-in wardrobes
- Modern shower room
- Gas central heating
- Private, low-maintenance rear garden
- Private residents' parking







"THE PROPERTY'S EXCELLENT LOCATION ALLOWS FOR EASY ACCESS TO LOCAL AMENITIES AND THE CITY CENTRE."





EPC RATING:



COUNCIL TAX BAND:

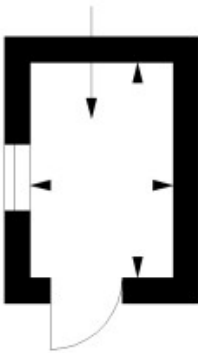


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Shed

Approx. 2.9 sq. metres (31.2 sq. feet)

Shed
6'11" x 4'7"
2.10 x 1.40m



First Floor

Approx. 55.7 sq. metres (599.6 sq. feet)

Kitchen
8'6" x 8'4"
2.60 x 2.55m

Living Room
14'9" x 12'10"
4.50 x 3.92m

Bedroom 1
14'9" x 8'6"
4.50 x 2.60m

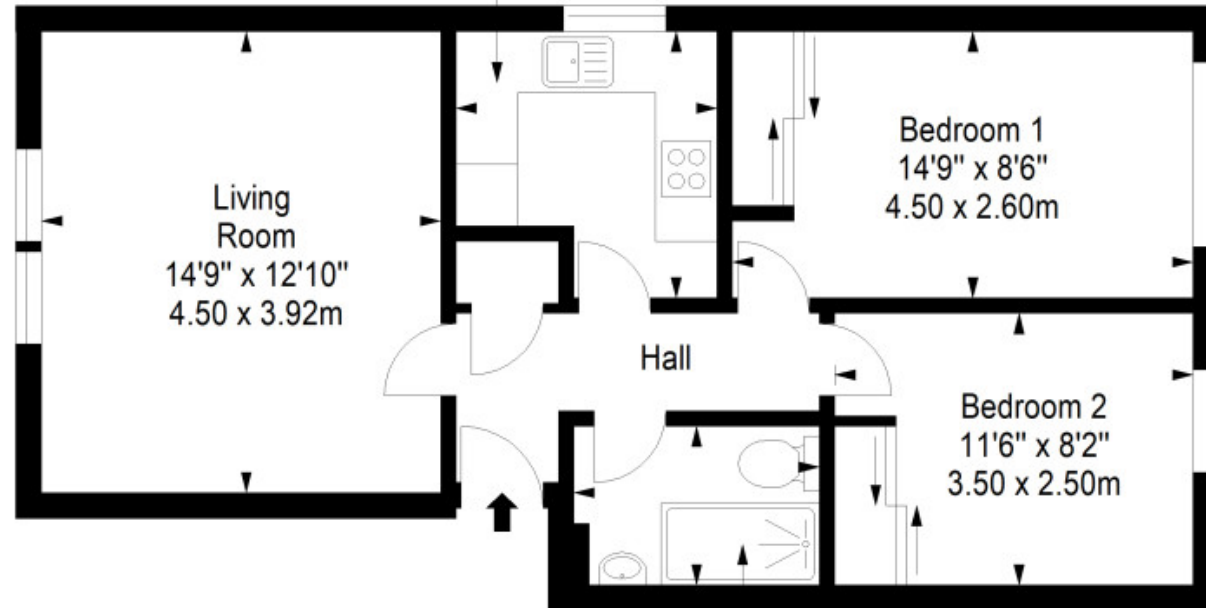
Bedroom 2
11'6" x 8'2"
3.50 x 2.50m

Hall

Shower Room
7'10" x 5'1"
2.40 x 1.54m



Total area: approx. 58.6 sq. metres (630.8 sq. feet)





GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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