



**2/6 Parsons Green Terrace,  
Meadowbank, EH8 7AN**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## BRIGHT AND SPACIOUS

ONE-BEDROOM, TOP FLOOR TENEMENT FLAT



This bright and spacious, one-bedroom, top floor tenement flat, has a fantastic location within the popular Meadowbank area of Edinburgh, a stone's throw from Meadowbank sports centre, Holyrood Park, local shops and excellent transport links. The property is extremely well presented throughout, with attractive period features and the potential to extend into the attic space, subject to all the usual permissions. The flat has newly sanded and varnished wooden floors throughout. The accommodation consists of a communal stair, entry phone, a generous hallway, with a sky light, a particularly nice living room, with a bay window, gas flame fire, cornicing, ceiling rose and shelving. The dining kitchen has a good range of white fitted units, appliances, including an integrated dishwasher, attractive tiling, open shelving, a larder cupboard and banquette seating for dining. There is a double bedroom with an original cast iron fireplace, a cupboard housing the boiler, a box room, with a sky light, built-in high bed and a desk, which is ideal for home working, and a shower room. There is a well-kept communal garden to the rear.

- Communal stair
- Hall, with sky light
- Living room
- Dining kitchen
- Double bedroom
- Box room, with sky light
- Shower room
- Gas central heating
- Double glazing
- Period features
- Communal garden
- On-street and permit parking in the area





## MEADOWBANK

The ever popular 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, home to Sainsbury's, Marks & Spencer and Lidl. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities can be found and the green open space of Holyrood Park is close-by. The recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, café, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network operates to most parts of the town and surrounding areas and the city bypass and main motorway networks are also within easy reach.



### Extras

Curtains, blinds, lighting, range cooker, fridge, washing machine, integrated dishwasher and banquette seating are included in the sale (no warranties given). Furniture available by separate negotiation.

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

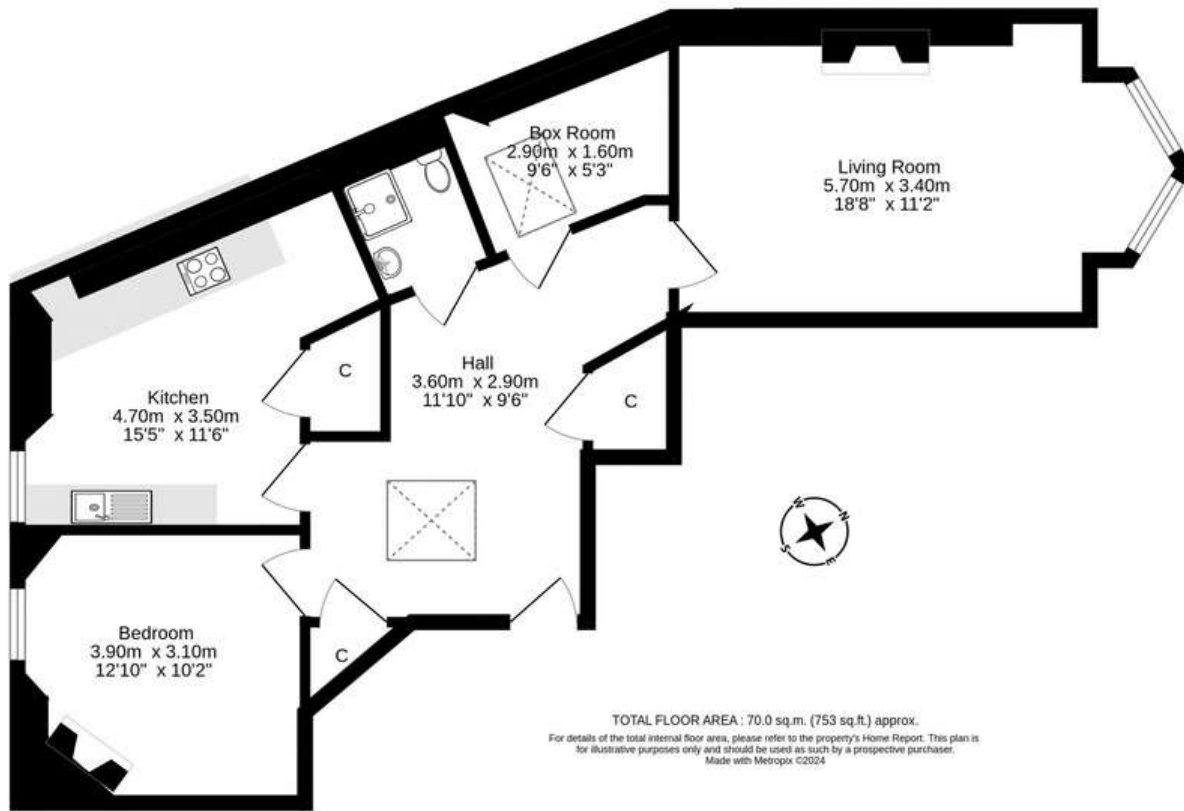
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### Home Report Valuation

£245,000

### EPC Rating

D



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ēspc

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