

Jardine Phillips  
Solicitors • Estate Agents

MEADOWBANK

23/4 PARSONS GREEN TERRACE  
EH8 7AG



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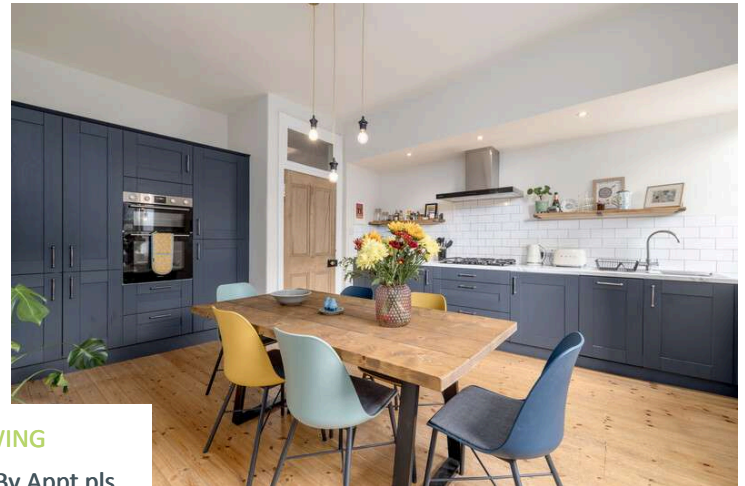
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EPC RATING: C

OFFERS OVER £265,000

## PROPERTY DESCRIPTION

- Hallway with large walk in cupboard which could make a handy study space or storage, together with a utility cupboard with shelving for linens
- Bright sitting room with twin windows, open Edinburgh press, electric coal effect fire in modern fireplace and contemporary sputnik light fitting
- Boxroom with bespoke shelving – making an ideal work from home study space
- Magnificent, spacious open plan kitchen/dining room with two windows and an excellent range of navy shaker style fitted cupboards, integrated appliances, open wooden shelving and loads of space for a large dining table with feature lighting above
- Roomy master bedroom to the rear overlooking the garden
- Second good sized double bedroom to front
- Bathroom with freestanding claw foot bath with mains shower over, sink, heated towel rail and feature tiling
- Separate wc with wall hung wc & sink
- Gas central heating from a Worcester combi boiler located in a cupboard in the kitchen
- Upvc double glazed sash & case style windows
- Herringbone & stripped wood flooring and stripped doors
- Large south facing communal rear garden
- Free on street parking in surrounding streets

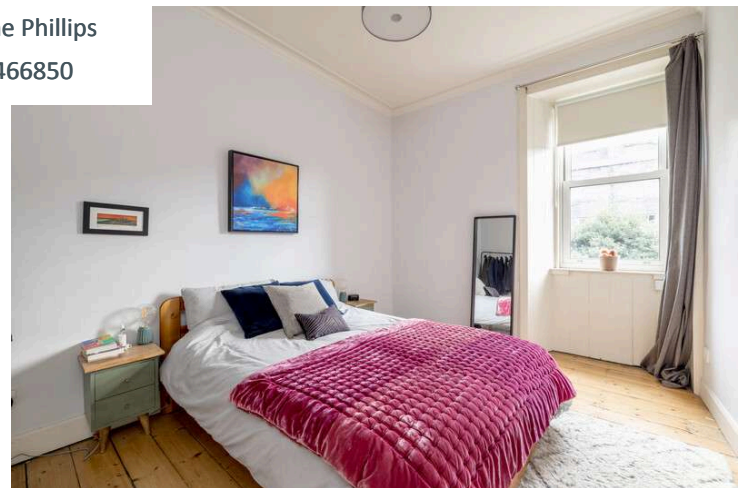
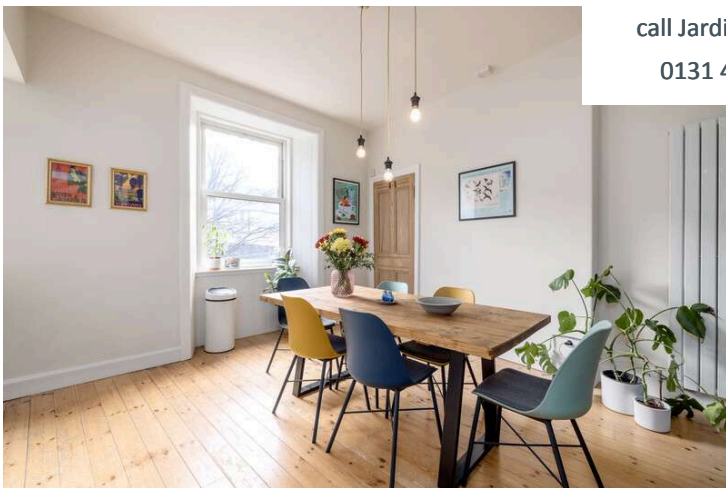


## VIEWING

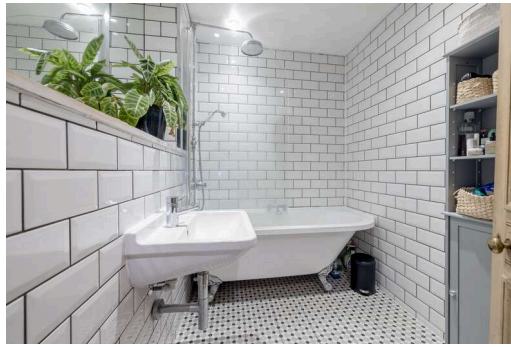
Sun 2-4 or By Appt pls

call Jardine Phillips

0131 4466850







## STUNNING TWO BEDROOM SECOND FLOOR FLAT WITH AMAZING KITCHEN DINER

This superbly presented traditional flat would be ideal for professionals, first time buyers or a young family. It has been fully updated with an impressive large kitchen/dining room with a wide range of contemporary units & appliances and loads of space for entertaining. Added to this there is a comfortable lounge and two good sized double bedrooms. Located in popular Meadowbank, with excellent transport links into the city centre and the beautiful Holyrood Park on your doorstep.

### AREA

Meadowbank is a popular area of Edinburgh that 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 and Lidl. The east end of Princes Street is a short bus ride away where there is an extensive choice of retail outlets, restaurants, bars and cafes including the exciting new shopping mall St. James Quarter. There is a cinema complex at the Omni Centre and the new Meadowbank Sports Centre is minutes away with its wide range of leisure facilities. For outdoors pursuits, Holyrood Park is on the doorstep for wonderful walks of Arthur's Seat and Portobello Beach is a 20 minute walk away. There is an efficient public transport system which operates to most parts of the city and surrounding areas, and the city bypass & main motorway networks are within easy reach.

### EXTRAS

The blinds/curtains, light fittings, 5 burner gas hob, double oven, cooker hood, integrated dishwasher, integrated fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£275,000

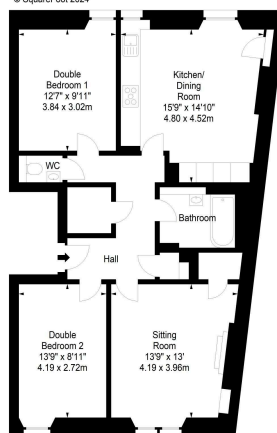


Sitting room	13'9 x 13' (4.19 x 3.96m)
Kitchen/dining room	15'9 x 14'10 (4.80 x 4.52m)
Bedroom 1	12'7 x 9'11 (3.84 x 3.02m)
Bedroom 2	13'9 x 8'11 (4.19 x 2.72m)

Parsons Green Terrace,  
Edinburgh, EH8 7AG



Approx. Gross Internal Area  
896 Sq Ft - 83.24 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Second Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

