

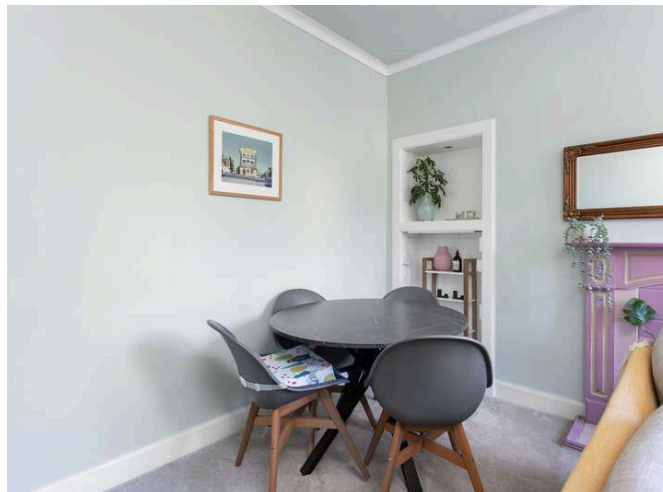


39/2 Meadowbank Crescent
EDINBURGH, EH8 7AL



"39/2 Meadowbank Crescent is a beautifully presented, two bedroom ground floor flat available in exceptional order"

- WELL MAINTAINED STAIR
- ENTRANCE HALL
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- COMMUNAL GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Meadowbank is a popular and established residential area lying to the east of the city centre. In the immediate vicinity, there are a range of shops and local amenities including Meadowbank Retail Park which includes a Sainsbury's store and a Morrisons supermarket.

Leisure and recreational facilities are provided for by the newly rebuilt Meadowbank Sport Centre, Power League 5-a-side pitches, health & fitness clubs at Bannatynes and Kings Manor Hotel, outdoor bowling clubs, Portobello Swim and Leisure Centre and Portobello Soft Play Centre. Lovely walks can be had at Holyrood Park, Portobello Promenade and beach.

There is a range of nursery, primary and secondary schools in the area. At further education level are the refurbished Jewel & Esk Valley college and Queen Margaret University campus.

The area is well served by a number of regular bus routes into the city and to towns and villages down the East Coast. The link to the city bypass gives access to the A1, Edinburgh Airport and motorway network.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

DESCRIPTION

39/2 Meadowbank Crescent is a beautifully presented two-bedroom ground floor flat, available in exceptional order. Having been extensively renovated by the current owners with incredible attention to detail, this property is expected to attract considerable interest, so early viewing is highly recommended.

Accessed via a well-maintained shared stairwell with secure entry phone system, upon entering, you are greeted by a welcoming entrance hall with deep storage cupboard off; bright and spacious southeast-facing living/dining room with feature fireplace and shelved recess, providing a perfect space for relaxing and entertaining; a bespoke Wren kitchen which boasts a range of wall and base units with oak worktop and integrated appliances including an electric oven, hob, and fridge freezer; generously proportioned double bedroom 1, located at the rear of the property, with ample wardrobe space; front facing double bedroom 2, complete with a convenient storage cupboard and a stunning shower room featuring a three-piece suite with mains-operated rainfall shower and beautiful terrazzo porcelain tiles, completing the accommodation on offer.

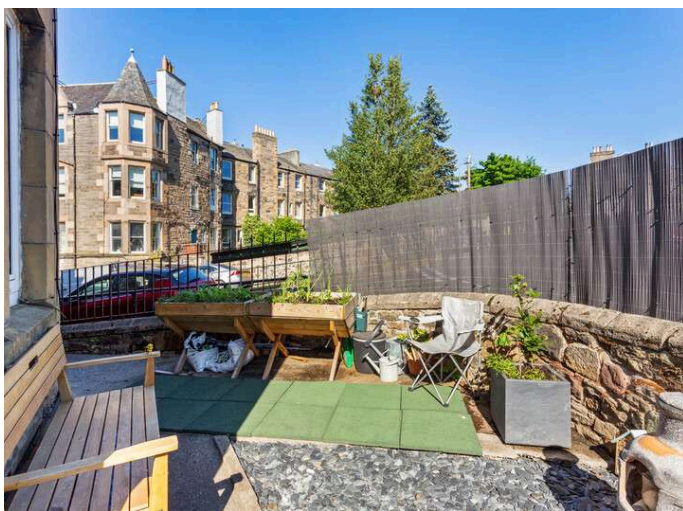
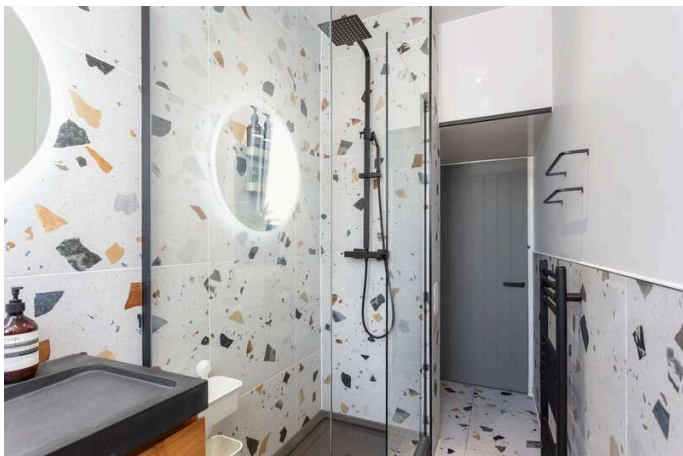
Externally, the communal front and rear gardens, mostly laid to lawn, offer pleasant outdoor spaces, perfect for entertaining within the summer months.

Further benefits include gas central heating and double glazing, ensuring comfort and energy efficiency, as well as ample unrestricted parking on the surrounding streets.

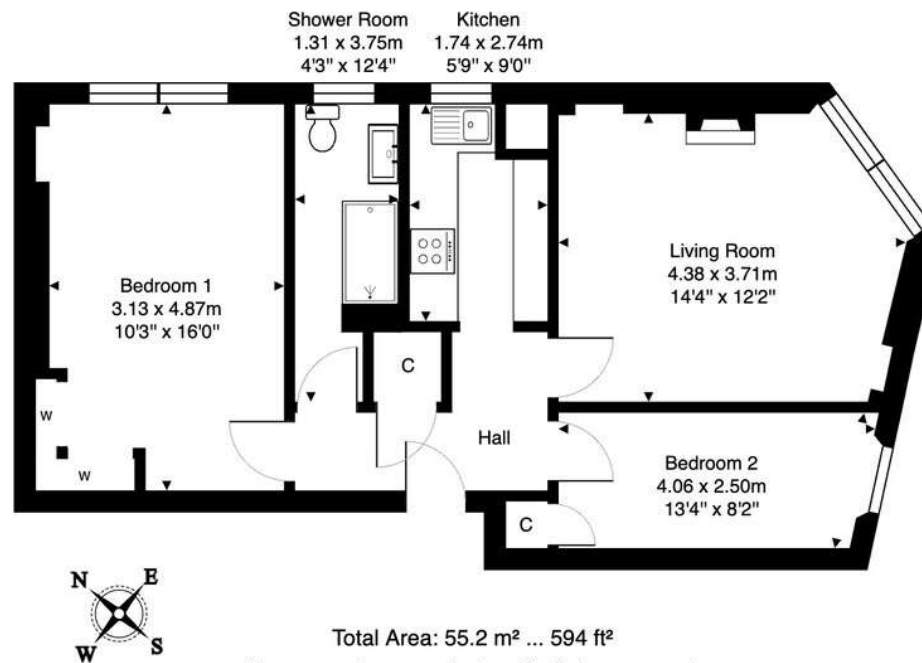
The energy efficiency rating for this property is band D

39/2 Meadowbank Crescent, Meadowbank, EDINBURGH, EH8 7AL

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 55.2 m² ... 594 ft²

All measurements are approximate and for display purposes only.

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