










Offers Over  
**£210,000**

## 3/4 Cambusnethan Street

Meadowbank | Edinburgh | EH7 5TZ

This attractive, generously proportioned first floor flat with lovely open views towards Arthur's Seat, forms part of a traditional tenement within the popular district of Meadowbank, close to many local amenities and transport links. The spacious accommodation is presented in move-in condition and internal viewing is highly recommended.

-  1 Bedroom
-  2 Public Rooms
-  1 Bathroom
-  Communal garden
-  Permit/metered parking
-  EPC Rating – D
-  Council Tax Band - C



## Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with two fantastic sized useful storage cupboards, spacious and bright bay-windowed lounge with lovely views towards Arthur's Seat, stylish fitted kitchen/dining with breakfast bar, pantry cupboard and pleasantly overlooking the rear, light and airy principal bedroom and modern fitted bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and curtains will be included in the sale together with the oven/hob, fridge/freezer and washing machine. Please note the extractor hood is currently not working and no guarantees or warranties will be provided for the appliances, they will be sold as seen.

## Gardens & Parking

There is a well maintained communal garden located to the rear of the property and permit/metered parking is available to the front and surrounding area.

## Viewing

Please contact Neilsons on 0131 625 2222.







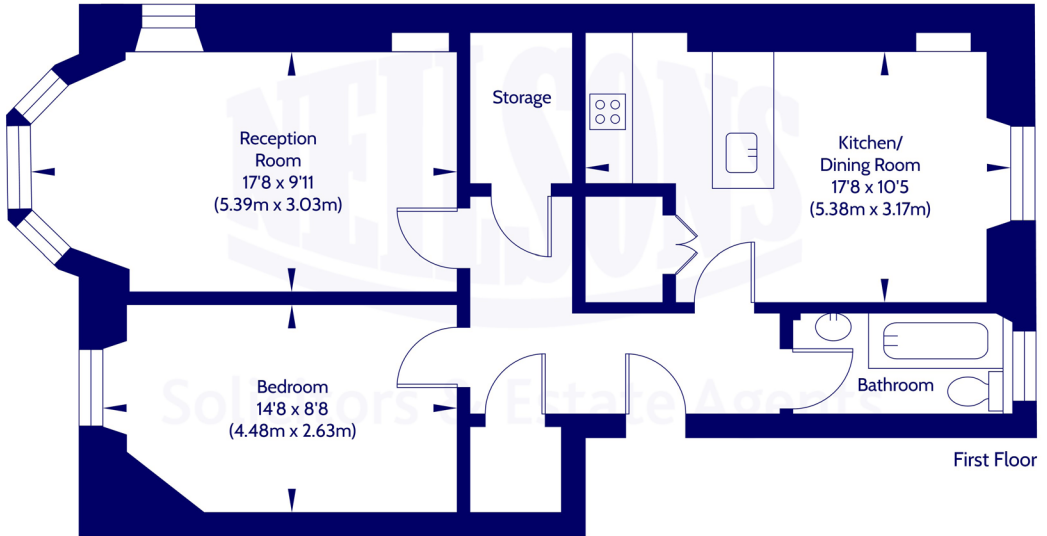
## Location

The property is situated in the popular Meadowbank district of the city which is 2 miles (approx.) to Edinburgh City Centre, Royal Mile and Holyrood Palace. The area has a good choice of leisure and shopping facilities, Meadowbank Sports Centre and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are a stone's throw from the property with the iconic Portobello beach just a short journey away. Many of central Edinburgh's fantastic array of attractions, art galleries, restaurants and the impressive St James Quarter, are within close proximity, together with Edinburgh City Bypass and Edinburgh Waverley train station.





Approx. Gross Internal Floor Area 61.22 Sq M / 659 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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