

Meadowbank, Edinburgh

15/3 MEADOWBANK AVENUE, EDINBURGH EH8 7AP

Recently renovated throughout, this bright and spacious, one bedroom, first floor flat offers modern accommodation, with traditional period features, with high ceilings and ornate plasterwork.

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Description

Opportunity to purchase this thoughtfully planned and stylish flat in walk in condition with a high spec interior.

- Lovely First Floor Flat in traditional Sandstone building
- Entrance Hall
- Bay-fronted Sitting Room
- Open-plan Kitchen
- Spacious Double Bedroom with ample storage
- Bathroom with Shower over Bath
- Double Glazing throughout with Hive Control
- Communal Gardens

Location

Meadowbank Avenue, located in the heart of Edinburgh, is a highly sought-after area offering the perfect blend of city convenience and residential tranquility.

The property is located close to a wide range of local shops and cafes, as well as larger supermarkets and other well-known high street retailers and other outlets at Meadowbank Retail Park. The beautiful open parklands of Holyrood Park and Arthur's Seat (one of the city's famous landmarks) are just around the corner, offering ample opportunities for the outdoor enthusiast with its beautiful walks, running and cycle routes. It is no surprise that the location is popular with those who like living in the city but want easy access to open green spaces. Nearby Meadowbank Sports Centre offers a gym, fitness classes and a variety of Sports Clubs. Portobello is also within easy reach with its beach and promenade and the old Victoria baths which has a swimming pool and traditional Turkish baths.

Regular bus services, are a fast and easy way into the city and all the entertainment, bars and restaurants Edinburgh has to offer. The Tram and Waverley Train Station are close by providing access to the Shore and Edinburgh International Airport and for the motorist, the A1 is an efficient route out to the City Bypass, East Lothian and beyond.

Extras

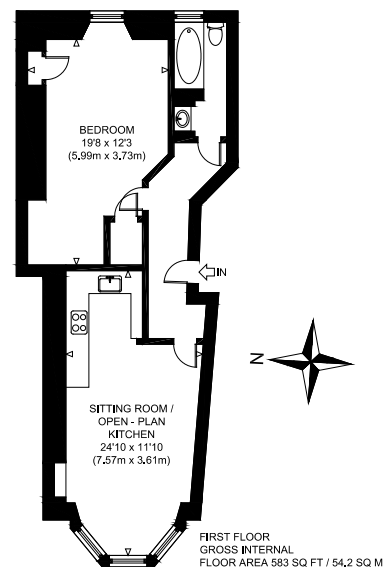
All blinds, hob and oven, dishwasher, washing machine and inbuilt microwave are included in the sale.

Council Tax Band

Band B

Viewing

By appointment with Agents: 0131 467 7550



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 583 SQ FT / 54.2 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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