

**17(2F2) Hillend Place  
Meadowbank EH8 7AE**

**Offers Over £125,000**

Entrance hallway with storage cupboard  
Twin windowed lounge with plain cornice  
Excellent dining kitchen with appliances included  
Double bedroom to the front  
WC and separate shower compartment  
Gas central heating and double glazing  
Communal garden  
Free on street parking



## Bright 1 bedroom second floor flat ideal for investment or 1st time buyer

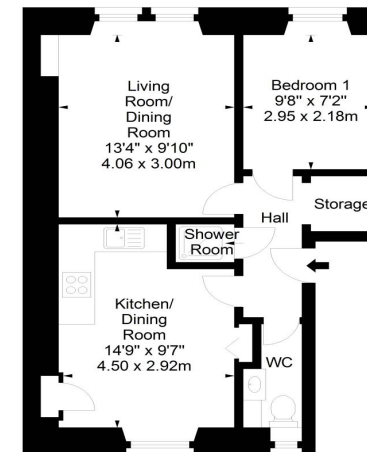
A traditional 2nd floor tenement flat handily located close to the Scottish Parliament and excellent local amenities. The flat would make an ideal first time purchase or buy to let investment. Meadowbank is to the east of the city centre which can be accessed via a frequent bus service that runs close by. The city bypass is a short drive away and gives access to the south via the A1, the International Airport and the M8/9/90 motorway network. Locally there are excellent shopping facilities that include a Morrisons Superstore , Iceland and the Meadowbank Retail Park which is a short distance away. Recreational facilities include Holyrood Park, a couple of golf courses, Abercorn Tennis and Squash Club, Portobello beach and Promenade are a short distance away. The property will also be across the road from the proposed new Meadowbank Sports facilities.



Hillend Place, EH8 7AE

 SquareFoot

Approx. Gross Internal Area  
461 Sq Ft - 42.83 Sq M  
For identification only. Not to scale.  
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Second Floor

**Council Tax Band B**

**Energy Rating C**

**Viewing by appointment phone 0131 337 1800**

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