

**24/9 MEADOWBANK TERRACE
EDINBURGH
EH8 7AS**



STEWART WATT & CO.
RESIDENTIAL PROPERTY



Situated in the popular area of Meadowbank is this one bedroomed, traditional third floor flat. Benefiting from well-proportioned room sizes and is just a short walk from necessary amenities and transportation links. Viewing of this property is highly recommended.

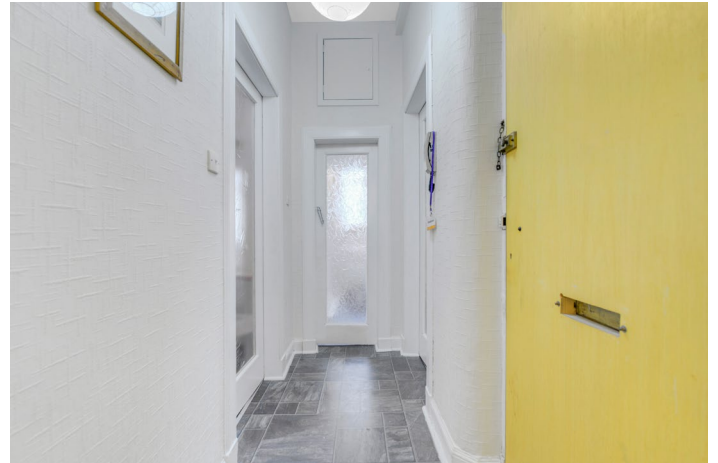
VIEWING BY APPOINTMENT ONLY

CALL 0131 337 9692

OFFERS OVER £160,000

- Popular Residential Area
- Double Bedroom
- Shower Room
- Ample Storage Throughout
- Communal Garden
- Electric Heating & Double Glazing





KITCHEN:

This charming, fully-fitted kitchen includes wall and base-mounted units, complimentary worktops, and a splashback. It features a stainless steel sink with a mixer tap and under-counter space that can also serve as a breakfast bar.

LOUNGE:

A bright and spacious room with an electric fireplace set within a charming brick surround, complemented by a wood-panelled feature wall. The lounge offers views of the rear communal gardens and includes three built-in storage cupboards for ample space.

BEDROOM:

A cosy double bedroom with space for free-standing furniture, views over the rear communal gardens and a frosted glass door for added privacy.

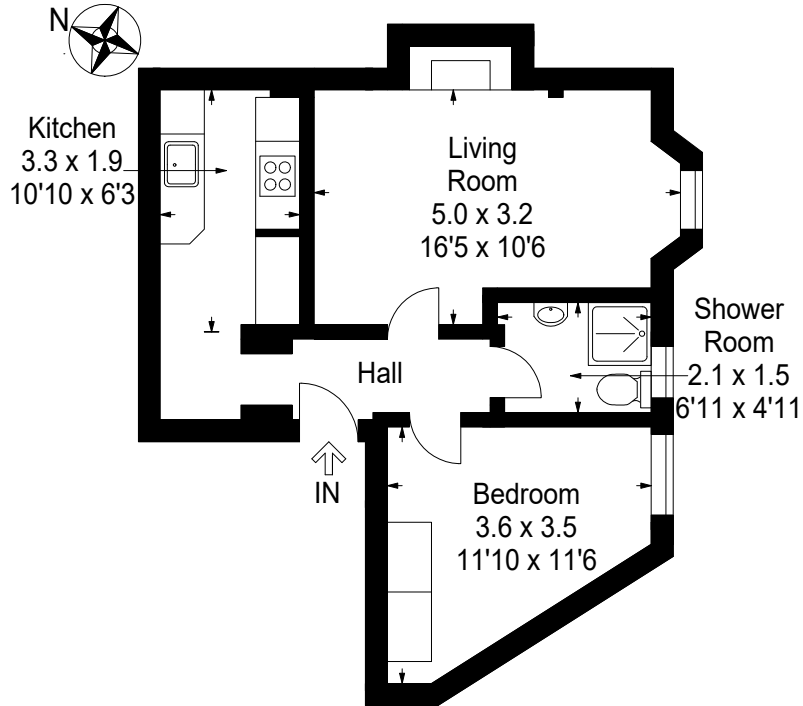
SHOWER ROOM:

The shower room is equipped with a modern three-piece suite, including a WC, a sink, and a walk-in electric shower. The shower features a sleek glass screen and a convenient handrail for added safety. The room is finished with durable laminate flooring.

EXTERNAL:

The property features a large, well-maintained communal garden that is fully laid to lawn, with facilities for hanging out washing and alfresco-dining. To the front of the property, there is on-street permit parking available.

Meadowbank is a district located approximately 2 miles from Edinburgh City Centre, making it within easy walking distance of Holyrood Palace and the Royal Mile. The area offers a good selection of leisure and shopping facilities, including the Meadowbank Sports Centre and Meadowbank Retail Park, which features a large Sainsbury's supermarket and various shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are just a stone's throw away, while the iconic Portobello Beach is also within walking distance. Many of Edinburgh's fantastic attractions, art galleries, restaurants, and the impressive St James Quarter are nearby, as are the Edinburgh City Bypass and Edinburgh Waverley train station.



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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Home Report Value: £165,000

Council Tax Band: B

EPC Band: E

Extras: All fitted floor coverings, light fittings, blinds, and white goods shall be included in the sale.



Stewart Watt & Co.
202 Dalry Road
Edinburgh
EH11 2ES

DX ED166
Telephone: 0131 337 9692
Fax: 0844 682 5529
Email: law@stewartwatt.co.uk