

**27, 2F3 Maryfield, Edinburgh,  
Midlothian, EH7 5AR**

Offers Over £180,000



Presenting this attractive two-bedroom flat, ideal for both first-time buyers and investors looking for a great opportunity in a highly sought-after location. This well sized property offers a comfortable living space and excellent potential.

**Viewing:**

Strictly by appointment 0131 652 1166

11 – 15 Easter Road  
EDINBURGH  
EH7 5PJ

Tel. 0131 652 1166  
Fax. 0131 652 1199

Presenting this attractive two-bedroom flat, ideal for both first-time buyers and investors looking for a great opportunity in a highly sought-after location. This well sized property offers a comfortable living space and excellent potential.

The accommodation comprises:

**Entrance Hall:**

Access that leads to all rooms

**Living Room:**

A spacious and light-filled area, perfect for relaxing or entertaining,

**Two Fair-Sized Bedrooms:**

Both bedrooms are well-sized, whether used as a master bedroom or a guest room/home office.

**Bathroom:**

Functional bathroom, ideal for everyday use.

**Transport Links:**

Maryfield benefits from superb transport connections, including frequent bus services to the city centre.. For those who commute, Waverley Station is a short distance away.

**Local Amenities:**

Residents of Maryfield enjoy a range of excellent amenities

on their doorstep. Nearby, you'll find local shops, supermarkets, cafes, and restaurants., There are also fantastic parks and green spaces, including the nearby Holyrood Park, perfect for walks or outdoor activities.

**Proximity to Edinburgh's Attractions:**

Living in Maryfield means you're close to some of Edinburgh's most iconic attractions. The historic Royal Mile, the Palace of Holyrood house, and Arthur's Seat are just a short distance away. Whether you enjoy exploring Edinburgh's rich history, cultural events, or simply taking in the stunning views, the location offers something for everyone.

**Investor Potential:**

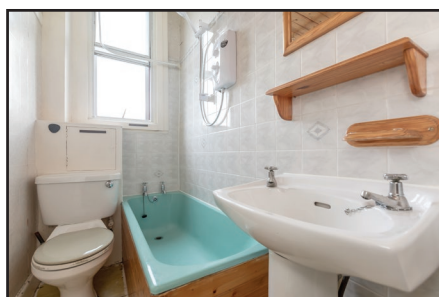
Maryfield is an ideal location for both first-time buyers and investors. With strong demand and its proximity to Edinburgh's central business district, Maryfield offers promising long-term value.

**Quiet Residential Area:**

Despite its close proximity to the hustle and bustle of the city centre, Maryfield is a peaceful and family-friendly neighbourhood. Its residential streets offer a quieter lifestyle while still being within easy reach of everything Edinburgh has to offer.

**Viewing**

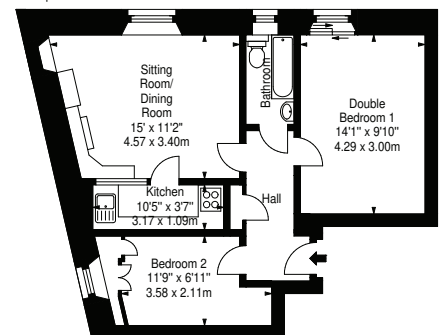
Viewing by appointment through Mackay Sinclair WS, 11-15 Easter Road, Edinburgh, EH7 5PJ. Tel: 0131 652 1166.



**Maryfield, EH7 5AR**



Approx. Gross Internal Area  
526 Sq Ft - 48.87 Sq M  
For identification only. Not to scale.  
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Second Floor

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