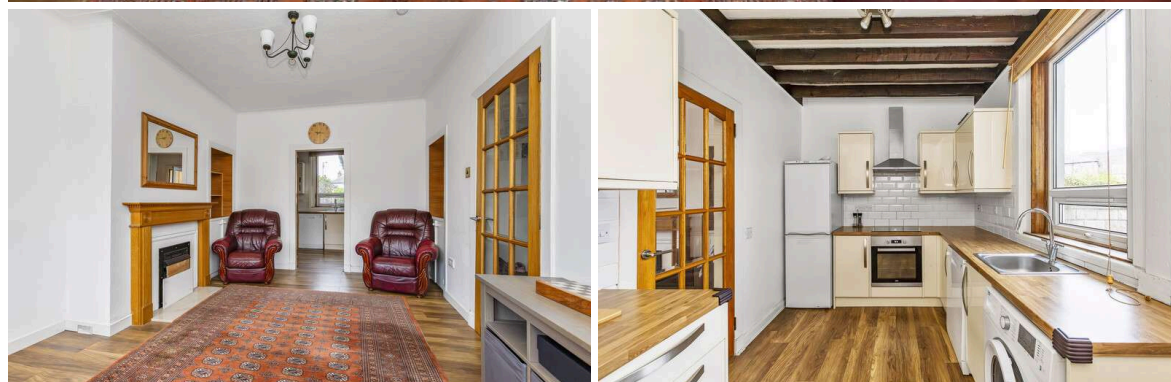




38 Marionville Drive
MEADOWBANK | EDINBURGH | EH7 6BW


warners
solicitors & estate agents



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Set on a quiet street, moments from excellent amenities, the vast open green spaces of Arthur's Seat and Portobello beach and quick transport links is this significantly extended and well-presented semi-detached house. Boasting private front and rear gardens, a long driveway, gas central heating and double glazing this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, bright bay windowed lounge with feature fireplace, a contemporary kitchen with W/C off and attractive kitchen units and the area flows through to the recently built extensive extension that is currently utilised as a dining room, with a large double bedroom and a stylish shower room. The extension has its own entrance so this area could be used as a separate annex for family members or guests. Following up a wide staircase the upper level of the house enjoys two further well-proportioned double bedrooms and the home is completed by a luxury main bathroom with shower over bath. Externally the fully enclosed rear garden is laid to lawn with a paved area ideal for al fresco dining.

- Semi-detached house
- Private gardens
- Long driveway
- Welcoming hallway
- Bright bay windowed lounge
- Contemporary kitchen
- Large extension with dining room, Double bedroom and shower room
- Two further double bedrooms
- Elegant bathroom
- Gas Central Heating & Double Glazing

EPC rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property lies to the east of the city centre in a highly sought-after street. There is an excellent range of shopping outlets in the vicinity, including the impressive Meadowbank Retail Park. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities including the exciting St James Quarter which boasts a variety of shops and eateries. Some of the city's best green spaces are conveniently close including Holyrood Park and Arthur's Seat. The new Meadowbank Sports Centre is only a short walk away with state of the art facilities. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach as well as Portobello beach.

