



35/3 Meadowbank Crescent
MEADOWBANK | EDINBURGH | EH8 7AL


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Set in the heart of Meadowbank, moments from excellent amenities, quick transport links and vast open green spaces is this spacious first floor apartment. The accommodation comprises a welcoming entrance hallway with ample sized storage cupboards, a bright open plan lounge/kitchen with generous dining space and contemporary kitchen units, two well-proportioned double bedrooms and the flat is completed by a stylish bathroom with shower over bath.

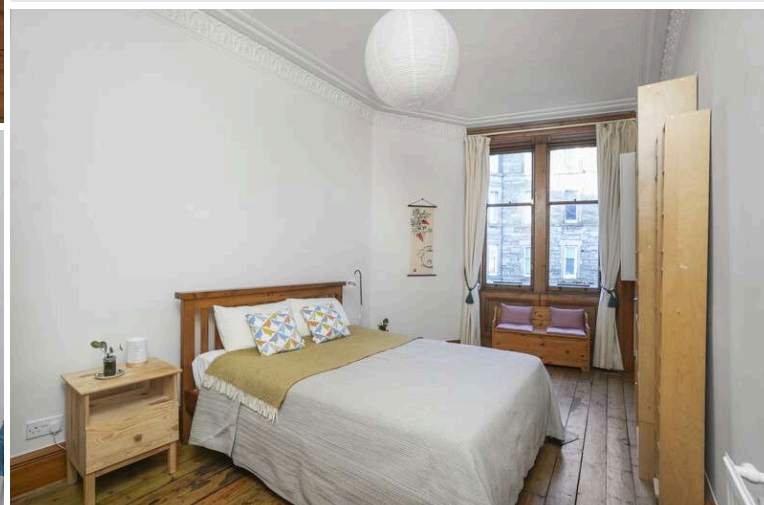
- Spacious first floor apartment
- Heart of Meadowbank location
- Well-kept communal garden
- Welcoming hallway
- Bright open plan lounge/kitchen
- Two double bedrooms
- Stylish bathroom
- Free on street parking

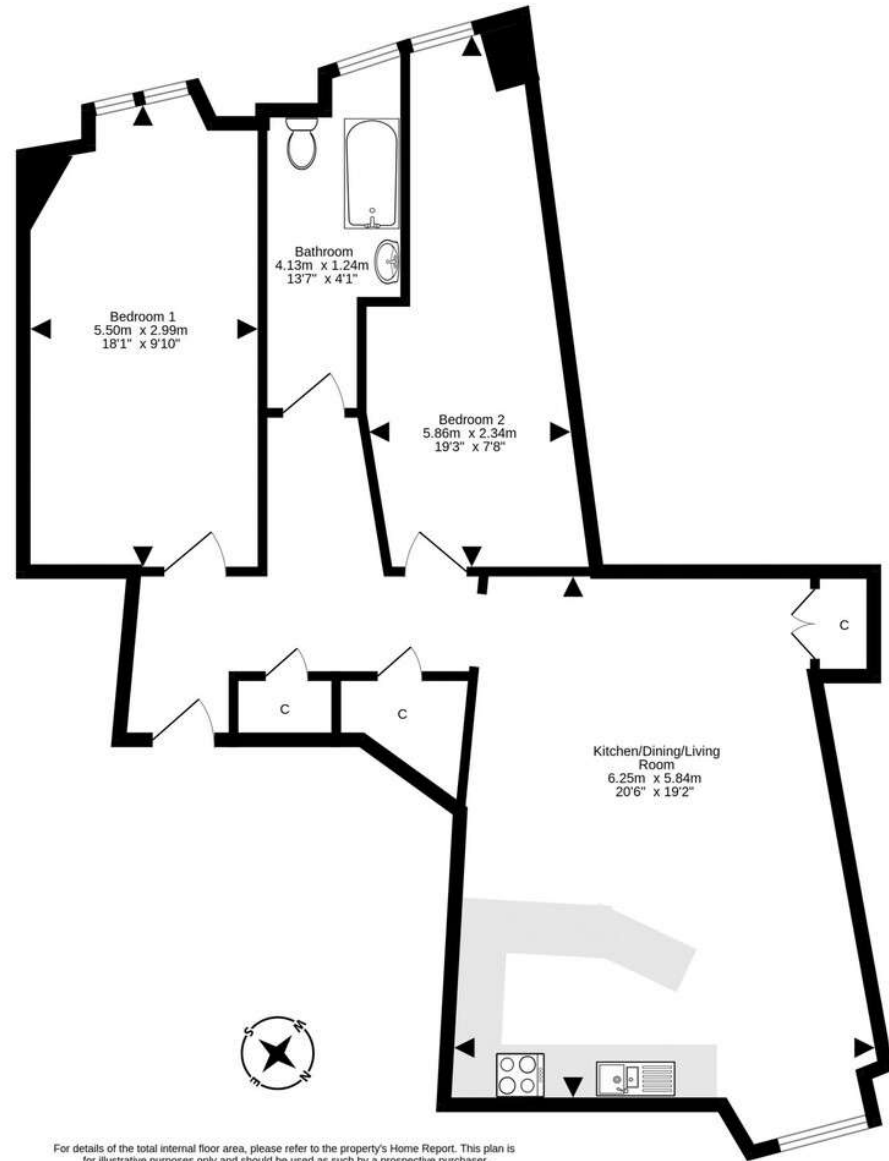
All curtains, blinds, kitchen appliances, bed, bookcase, sofas, armchair, dining table and chairs, bench, coffee tables, wardrobes and bedside tables will be included in the sale. EPC Rating C.

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



The highly sought-after Meadowbank area of Edinburgh lies to the east of the city centre. 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 St James Quarter which boasts a variety of shops and eateries. Some of the cities best green spaces are conveniently close including Holyrood Park and Arthur's Seat. The new Meadowbank Sports Centre is only a short walk away. 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.





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