



7 (2F2) Meadowbank Place
EDINBURGH, EH8 7AW



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7 (2F2)

Meadowbank Place

Two bedroomed 2nd floor flat, now in need of modernization, within a popular location close to amenities and the City Centre.

- 2nd floor flat
- Popular location close to amenities & City Centre
- Secure entry system
- Gas central heating and double glazing
- Communal south facing garden
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom with shower



Home Report: £200,000

EPC Rating: C

Now requiring a degree of modernisation this two bedroomed second floor flat is ideal for those looking for a DIY project.

The flat is entered off a well kept common stairway with secure entryphone system and comprises reception hall, lounge, kitchen, two bedrooms and bathroom with shower.

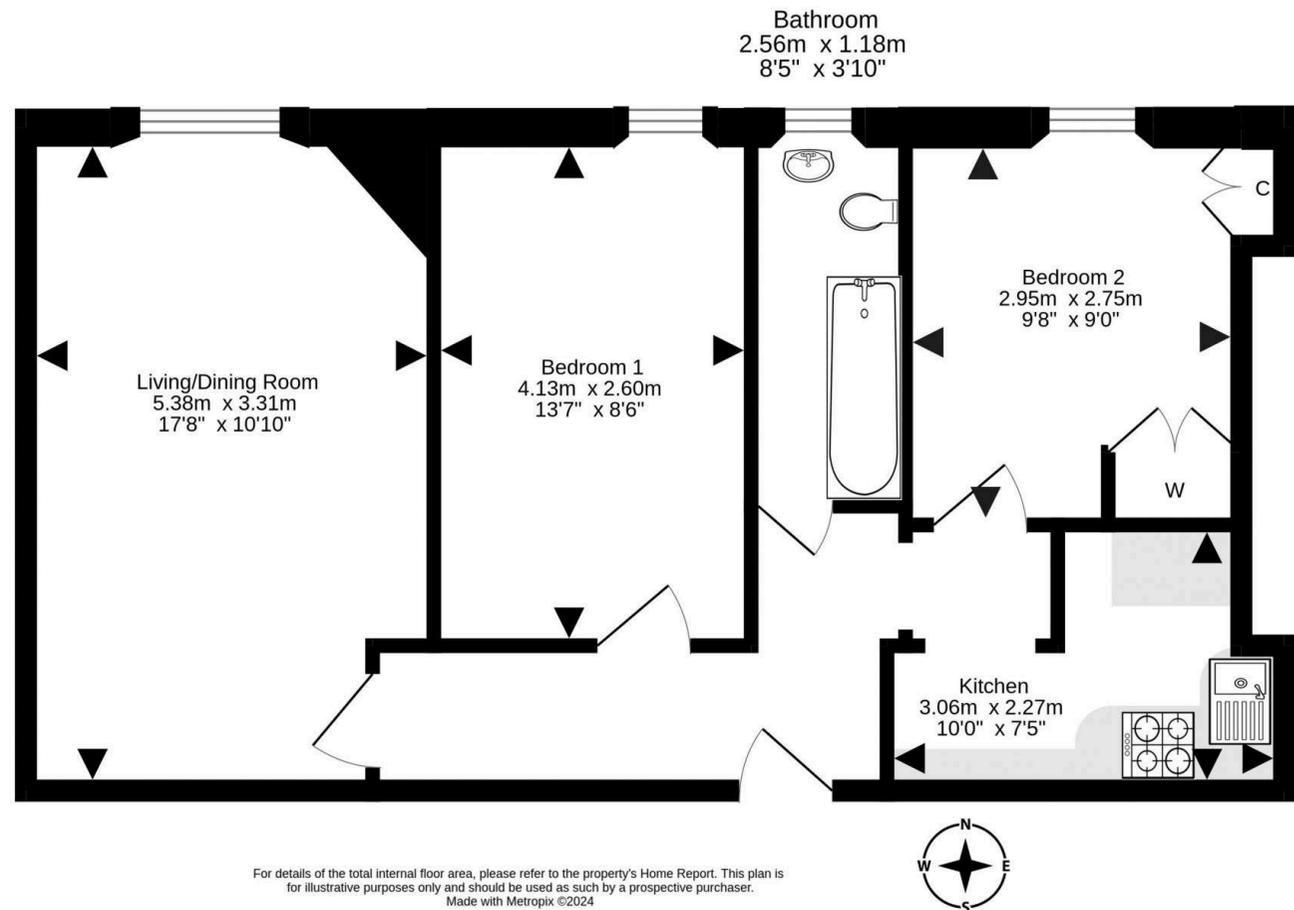
Further benefits include gas central heating, double glazing and a southernly facing communal garden to the rear.

It is anticipated that this home will prove to be of particular interest to perhaps the first time buyer, professional or investor and early viewing is highly recommended to fully appreciate what is on offer.

Extras - To include white goods (oven, hob, fridge/freezer, washing machine) carpets and curtains.



Situated to the east of the city centre and directly north of Holyrood Park, the thriving suburb of Meadowbank is cherished for its leafy streets, vibrant social scene and excellent local amenities. Meadowbank Shopping Park is home to a selection of retail outlets and a large Sainsbury's supermarket, while nearby Easter Road is lined with an array of local shops and businesses, plus a vibrant blend of cafes, pubs, and restaurants. Residents of Meadowbank have a whole host of sport and fitness activities right on their doorstep, and the re-opening of Meadowbank Sports Centre. For those who prefer to exercise outdoors, the vast open space of scenic Holyrood Park is perfect for relaxed strolls or cycles, and an invigorating hike up Arthur's Seat promises breath-taking views of Edinburgh's iconic cityscape. Meadowbank is popular with city workers, with swift links into the centre via London Road by car, bus, or bike, as well as convenient access to the A1 and Edinburgh City Bypass.



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