



36/5 Lower London Road

Meadowbank, Edinburgh, EH7 5TE

Offers Over £225,000

Viewings By Appointment

Please call: 07771 757 911

A Lovely, Dual-Aspect, 2nd Floor Flat Providing Bright & Spacious Accommodation And Situated Within Easy Reach Of Diverse Shopping, Services & Transport Links And Offering Expansive Southerly Views Of Arthur's Seat

- Living - Dining Room
- Spacious Kitchen
- Master Bedroom with En-suite
- 2nd Double Bedroom
- Bathroom
- Hallway
- Plentiful Integral Storage Capacity
- Gas Central Heating
- Double Glazing
- Allocated Resident's Parking



From its southerly aspect and juliette balcony this attractive flat offers a bright outlook that takes in the magnificence of Arthur's Seat. The spacious property benefits from gas central heating, double glazing and presentation in light, neutral decor with fitted floor coverings throughout. There is also a private allocated parking space to the rear of the building. The location is ideal for accessing an array of shopping, services and transport links into and out of the city centre, whilst the surrounding environment of Meadowbank and Abbeyhill continues to see positive development making this corner of Edinburgh an increasingly desirable place to live.

Living - Dining Room: This spacious room enjoys lots of natural light, there being a large window area and the juliette balcony offering a southerly vista toward Arthur's Seat.

Kitchen: Accessible directly from the living room, the kitchen is similarly bright with the same attractive outlook. The fitted units provide abundant storage and worktop space and the floor area offers space to accommodate a breakfast table and chairs. There is an integrated gas hob and electric oven with extractor hood. White goods include the fridge-freezer and washer/dryer.

Master Bedroom: A generously proportioned double bedroom with **en suite shower room** housing a good sized shower compartment and electric shower. The bedroom also benefits from having an inbuilt sliding-door double wardrobe. There is a fitted carpet and neutral decor.

Double Bedroom 2: Presently accommodating two single beds, this double bedroom is similarly well proportioned and includes an inbuilt wardrobe. There is a fitted carpet and neutral decor.

Bathroom: The family bathroom features white sanitary ware and a mains-fed shower over the bath.

Hallway: The entrance hall provides abundant storage capacity with 3, full-height, deep cupboards.

Exterior: There is resident's parking to the rear of the building and the flat benefits from having an allocated space. The secure communal stair is maintained by C-Urb Factoring



The Meadowbank area continues to thrive and lies just a short distance to the east of Edinburgh city centre. Multiple bus routes passing along London Road offer easy access to the city centre and further afield.

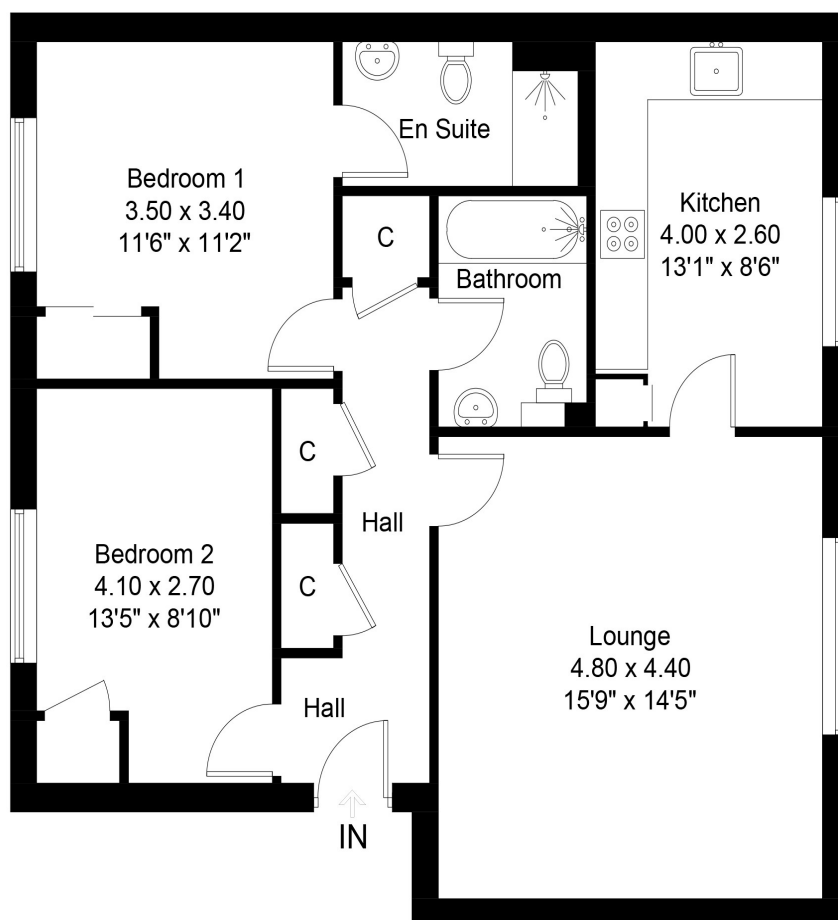
Meadowbank Shopping Centre includes Sainsbury's supermarket and other well known high street brands, with Morrisons supermarket being similarly accessible. There is no shortage of smaller shops offering day-day services, plus a chemist and bank.

The area continues to develop and the new Meadowbank Sports centre offers a very wide range of sport and leisure facilities. The wide open spaces of Holyrood Park and Arthur's Seat are only a short walk away.

The neighbourhood offers local bars and restaurants and there is a diversity of further leisure options at, for example, The Omni Centre, the new St James Quarter, Broughton Street or Leith Walk with its new tram line..

The A1 and Edinburgh City By-pass are easily reached by car from this corner of Edinburgh.

36/5, Lower London Road



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.
Not to scale.

Approx Internal Area: 75 sq m

EPC Rating: C

Council Tax Band: E

Interested?

Call 0131 661 0015 or 07771 757911 for more details now.

Thinking of Selling?

Get your Pre-Home Report Assessment now. Call Aikman Bell.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.

