



91/4 London Road, Edinburgh, EH7 5TT

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Forming part of a converted warehouse is this most impressive, bright and spacious raised ground floor flat. Commanding stunning views towards Arthurs Seat, the flat has the benefits of a secure entry system, electric heating and tripple glazing o the front and full double glazing to the rear. The accommodation comprises an entrance hallway with 2 large storage cupboards; a well-proportioned lounge with triple window formation giving fantastic light and capturing the stunning view. The kitchen is fitted with a range of modern base and wall units with oven, hob, hood, dishwasher, fridge/freezer and washing machine and there is a window to the rear. The good sized bedroom has two rear facing windows and a double wardrobe with mirror sliding doors. Completing the accommodation is the showerroom with a large modern walk in shower, wash hand basin with storage under and wc.

- Fabulous 1 bed flat with high ceilings
- Beautiful natural light with Arthurs Seat views
- Refitted kitchen and showerroom, excellent storage
- Tripple glazed windows to front and double to rear
- City centre location with excellent travel networks
- Good storage



Location

Located between Abbeyhill and Meadowbank the property lies just to the east of Edinburgh city centre, within walking distance of Prince's Street. Multiple bus routes passing along London Road offer easy access to and from the city and beyond. Meadowbank Shopping Centre is only moments away and includes a Sainsbury's supermarket and other well known High Street brands, whilst equally close at hand there is no shortage of smaller shops serving day-to-day needs. The area continues to develop with the new sports centre at Meadowbank. A convenient location for reaching the bars, cafes and diversity of leisure options at, for example, The Omni Centre, Leith Walk, Broughton Street and the new St James Quarter. The Scottish Parliament is within easy walking distance, the open green space of Holyrood Park and Arthur's Seat is close by.

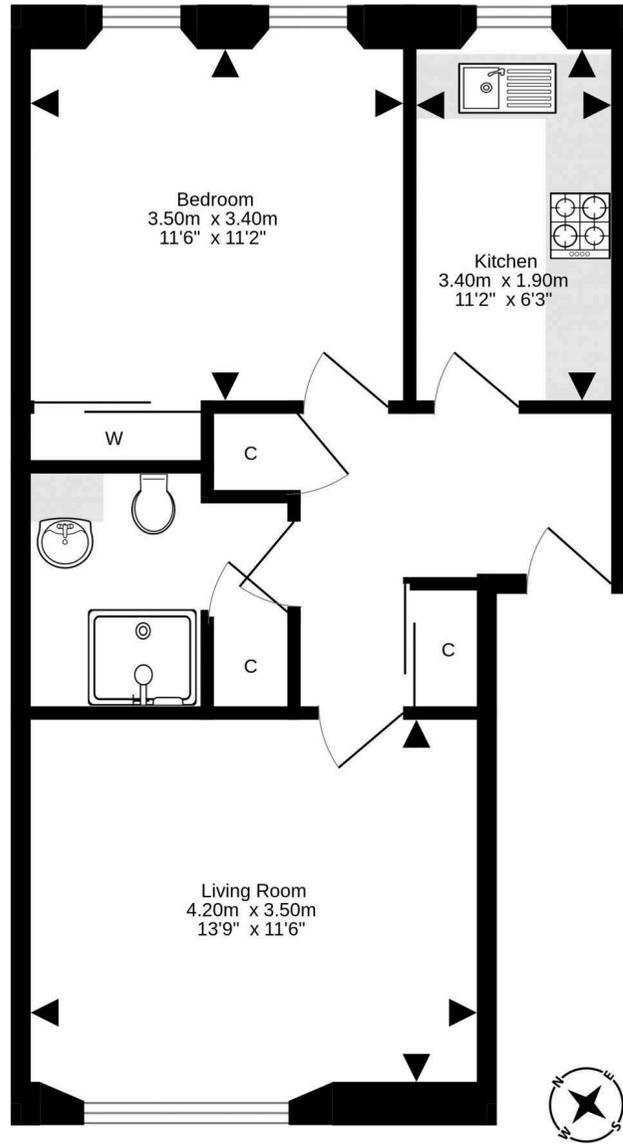
Extras

Included in the sale and all window coverings, light fittings, all furniture and white goods.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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