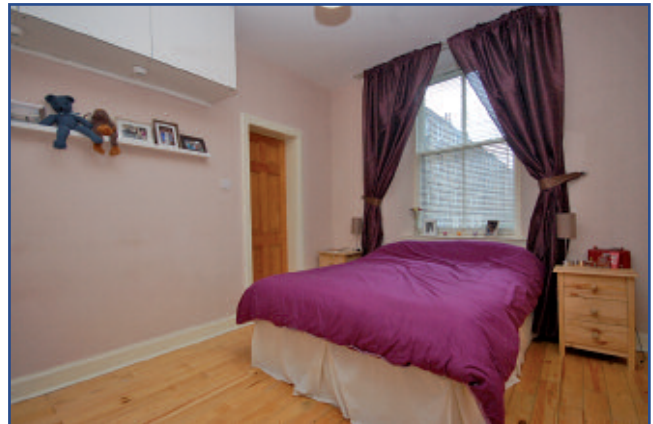




**HUNTERS**  
RESIDENTIAL



**25a** MARIONVILLE ROAD  
Meadowbank, EDINBURGH, EH7 5UD

25a Marionville Road, Meadowbank, EDINBURGH, EH7 5UD

## Fixed Price £99,995

Viewing: Sunday 2-4pm or by appointment through selling agents on 0131 447 4747

### GENERAL DESCRIPTION

25a Marionville Road is a converted main door flat which is set within a popular residential district close to a host of amenities. The accommodation will appeal to the first time or buy to let buyer and comprises, entrance vestibule, spacious lounge, separate kitchen with floor and wall mounted units and splashback tiling, double bedroom with en-suite shower, and separate WC. The property benefits from gas central heating and has double glazing to the front of the building.

- Entrance vestibule
- Spacious lounge
- Separate kitchen with floor and wall mounted units
- Double bedroom with en-suite shower room
- Separate WC
- Gas central heating
- Double glazing to front of building

#### AMENITIES

Council Tax Band - C  
Airport – approximately 14.2 miles  
Trains – approximately 1.9 miles  
Public Transport – on doorstep

## LOCATION

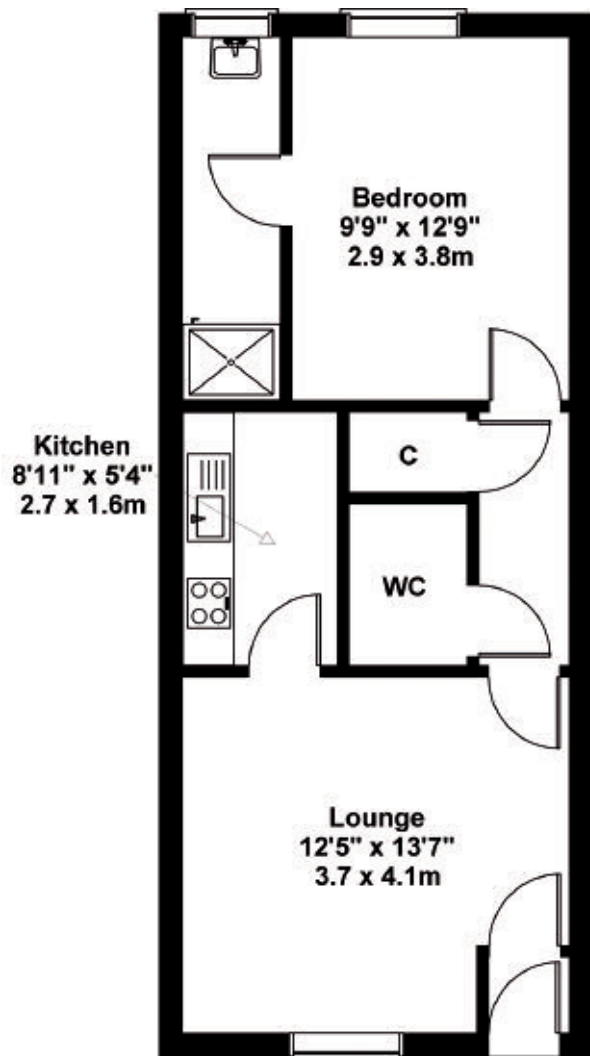
Marionville Road is located within the Meadowbank district which is approximately two miles east of the city centre. There is a useful range of shops catering to most requirements within the immediate locality as well as a Morrisons and Sainsburys for bulk shopping. Meadowbank Retail Park is only a stone throw from the property and includes many well known retail outlets. Travelling east there is easy access to the A1 and Edinburgh City Bypass which allows convenient access to the airport, Forth Road Bridges and the major road networks to the south, west and north. Leisure facilities include Meadowbank Sports Centre which is only a few minutes from the property and the Commonwealth Pool which is located on Dalkeith Road on the other side of Holyrood Park. The park itself is popular with walkers, runners and cyclists and is closed to traffic on Sundays.

## ACCOMMODATION

LOUNGE	12'5" x 13'7" (3.7m x 4.1m)
KITCHEN	8'11" x 5'4" (2.7m x 1.6m)
BEDROOM	9'9" x 12'9" (2.9m x 3.8m)

## NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans [www.potterplans.co.uk](http://www.potterplans.co.uk)



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