



**MEADOWBANK  
1/3 SUNNYBANK**

**FIRST FLOOR FLAT  
ENTRYPHONE - CALLACHAN**

**FIXED PRICE £119,500**



A bright and well proportioned first floor flat with lovely open views to the rear to Arthur's Seat. Well maintained but would now benefit from modernisation to the kitchen and bathroom. The property is conveniently placed for access to the City Centre, the Scottish Parliament and Holyrood Park. The Meadowbank area provides excellent amenities including shopping on Easter Road and Meadowbank Retail Park offering a Sainsbury's supermarket. A good choice of public transport is available to the nearby City Centre and surrounding areas and a choice of both primary and secondary schooling are also within easy reach. Local recreational facilities include Holyrood Park, The Omni Centre with a multi screen cinema, bars and bistros, various health clubs, gyms and The Playhouse Theatre.

The accommodation in brief comprises: hall, lounge, double bedroom and bathroom.

The property has the benefit of sash and case style double glazing, gas central heating and a shared garden to the rear. There is also unlimited free on street parking. The property would make an ideal first purchase or buy to let investment.

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The property is entered via a well kept common stair with entryphone system. A sturdy door opens to the hall.

#### **HALL**

An L shaped hallway giving access to all the accommodation. There is a deep storage cupboard with rear facing window and light. Central heating radiator.

#### **LOUNGE Approx. 14'8" x 12'6"**

A bright generous room with two front facing windows. A feature of the room is the fireplace with wooden mantle housing a gas fire. There is also a storage cupboard, TV and telewest points.

#### **BREAKFASTING KITCHEN Approx. 10'4" x 9'8"**

The kitchen is situated to the rear enjoying a lovely open outlook towards Arthur's Seat and as mentioned the kitchen would now benefit from modernisation. Fitted with a selection of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. There is tiling to the splashback areas, linoleum flooring and central heating radiator. The room offers ample space for breakfasting purposes.

#### **DOUBLE BEDROOM 1 Approx. 12' x 11'6"**

A good sized room situated to the front of the property with built in storage and central heating radiator.

#### **BATHROOM Approx. 6'1" x 4'10"**

This room is to the rear and fitted with a white three piece suite comprising bath, wc and wash hand basin. There is tiling to the splashback areas and linoleum flooring.

#### **GARDEN**

There is a well tended shared garden to the rear of the property which in the main is laid to lawn and has drying facilities.



#### **EXTRAS**

The sale includes all fitted carpets and automatic washing machine.

#### **VIEWING**

Viewing by appointment please call selling solicitors on 0131 554 6321.

#### **SURVEYORS**

Please contact solicitors (0131) 554 6321.

#### **POST CODE**

EH7 5TL

#### **OFFERS**

Fixed Price £119,500 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith, LP4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made subject to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact not do they form part of any contract.