



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**2/1 Meadowbank Avenue**

Edinburgh EH8 7AP

# 2/1 Meadowbank Avenue

Situated a stones throw from the wide open spaces of Holyrood Park and Arthurs Seat, this highly-appointed one bedroom ground floor flat, offers great proportions and has been beautifully upgraded, with stylish kitchen and wet room. The property is ideally situated, within easy reach of the city centre.

Accessed via a secure entry system, the accommodation is arranged around a spacious central hall. A bow windowed lounge/diner, features a cosy wood burning stove, an internal kitchen hosts a full range of integrated appliances and the shower is a luxurious tiled wet room. The bedroom enjoys a tranquil sunny aspect to the rear, overlooking the attractive shared garden. Adjacent to the bedroom is a versatile box room, ideal for a home office or walk-in wardrobe and separate hall storage cupboard.



## Property Summary

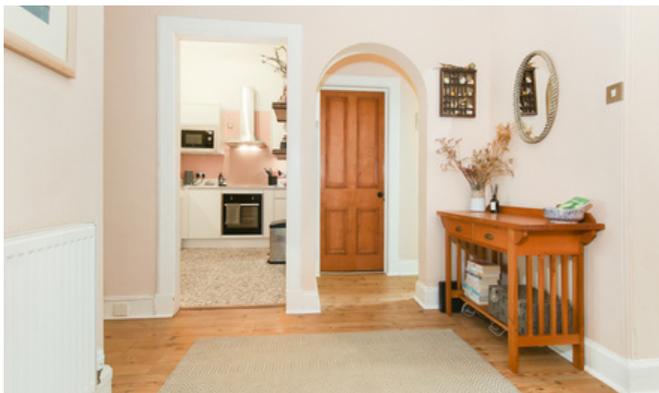
- A stones throw from Holyrood Park & Arthurs Seat
  - Traditional ground floor tenement flat
  - Bow windowed lounge/diner, with wood burning stove
  - Stylish, newly fitted kitchen
  - Sunny west facing bedroom
  - Luxurious wet room
  - Versatile box room
  - Gas central heating & double glazing
  - Well maintained shared rear garden
  - On street parking
- EPC Rating - C | Council Tax Band - B

Home Report Value - £210,000





Lovely one bedroom  
ground floor flat,  
beautifully presented  
&  
generous proportions





Attractive west facing shared garden to rear.

Extras: all fitted floor coverings, window furnishings, wood burning stove, dishwasher and all integrated kitchen appliances, will be included in the sale.



Let us help you find your next  
**dream property!**



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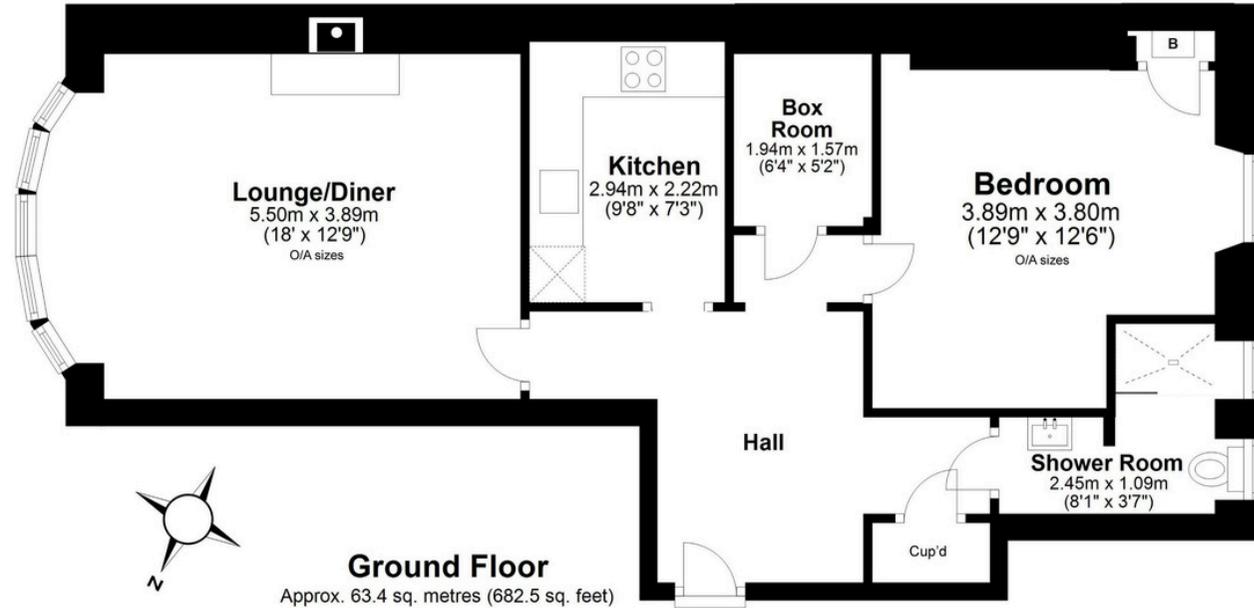
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

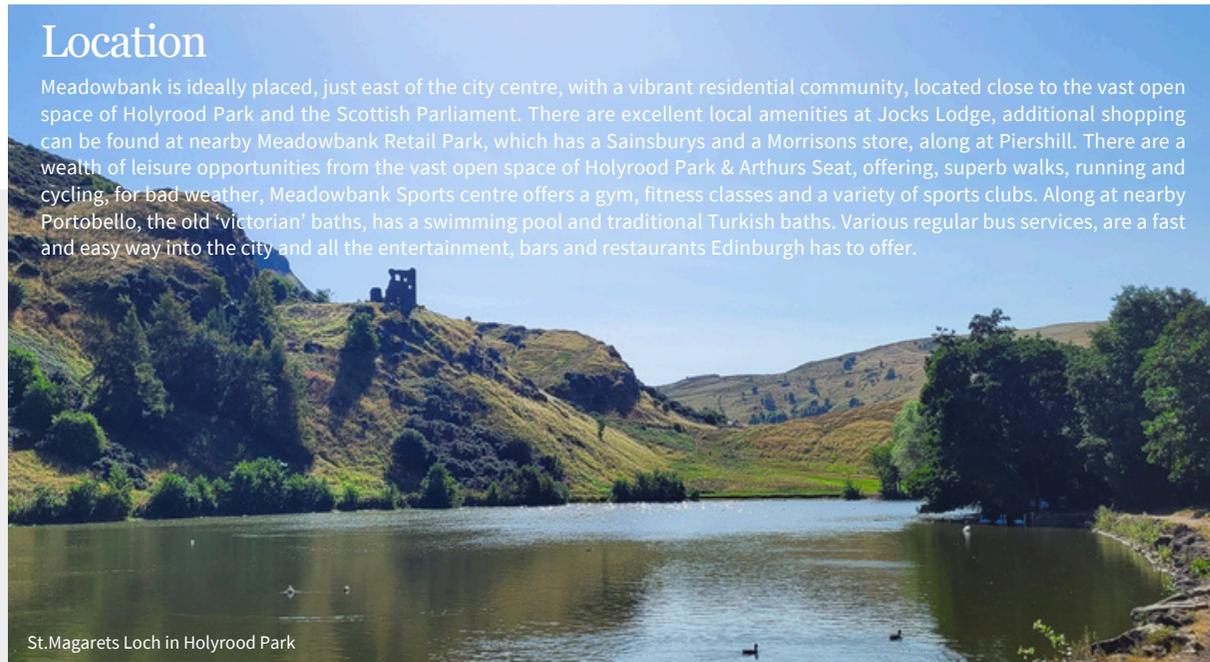
**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## Location

Meadowbank is ideally placed, just east of the city centre, with a vibrant residential community, located close to the vast open space of Holyrood Park and the Scottish Parliament. There are excellent local amenities at Jocks Lodge, additional shopping can be found at nearby Meadowbank Retail Park, which has a Sainsburys and a Morrisons store, along at Piershill. There are a wealth of leisure opportunities from the vast open space of Holyrood Park & Arthurs Seat, offering, superb walks, running and cycling, for bad weather, Meadowbank Sports centre offers a gym, fitness classes and a variety of sports clubs. Along at nearby Portobello, the old 'victorian' baths, has a swimming pool and traditional Turkish baths. Various regular bus services, are a fast and easy way into the city and all the entertainment, bars and restaurants Edinburgh has to offer.



St. Magarets Loch in Holyrood Park