



25A Marionville Road  
Edinburgh  
EH7 5UD



Main Door Flat





## accommodation

- Entrance vestibule
- Sitting room / dining rom
- Fitted kitchen
- Inner hall
- WC
- Double bedroom
- Shower room

## features

- Wooden flooring
- Good storage
- Gas central heating (Hive system)
- New shower room
- Great location
- Ideal first time buyer flat

## description

Fabulous, main door, ground floor flat in an excellent location, just a short walk from Meadowbank Retail Park (Sainsbury's, Lidl etc) and Holyrood Park, as well excellent transport links into the City from London Road. The accommodation comprises entrance vestibule with double outer storm doors, step up into a bright and spacious sittingroom with polished floor and storage cupboard, semi open plan to the fitted kitchen with oven, hob, washing machine/dryer and fridge, an internal hall with polished floor leads to a wc with white 2 piece suite, a large storage cupboard and the double bedroom, again with polished floor and a press cupboard, quietly located to the rear. There is a new shower room off with thermostatic shower fitting, underfloor heating and window to rear rear. Overall, this is a fantastic first time buyer opportunity which must be viewed to be fully appreciated.



EPC:  
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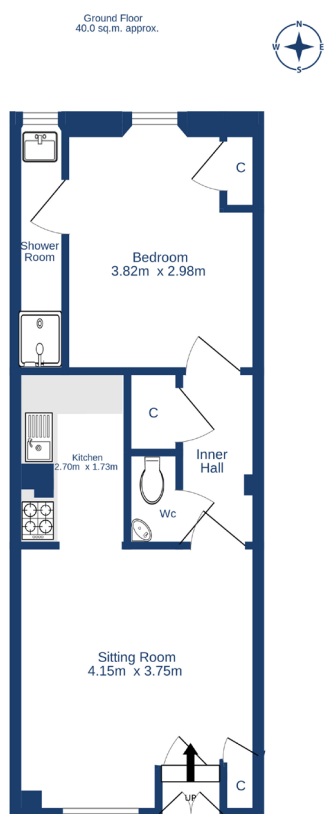


Home Report  
Value: £170000

## Items to be included:

Fitted flooring, ceiling lights, kitchen appliances and blinds. Other furniture may be available by separate negotiation.





TOTAL FLOOR AREA: 40.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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