

15/7 Meadowbank Avenue,
Edinburgh
EH8 7AP

cameron stephen
solicitors & estate agents



accommodation

- Entrance hall
- Sitting Room / dining room
- Fitted kitchen
- Double bedroom with fitted wardrobes & storage
- Bathroom

features

- Laminate flooring
- Freshly decorated
- Modern kitchen & bathroom
- Feature wall panelling
- Gas central heating
- Double glazing
- Security entry phone system

description

Beautifully presented top floor flat in an excellent location, ideal for either commuting to the City Centre or eastwards to the A1 and the City By-Pass. The property forms part of a traditional Edinburgh tenement with well maintained stair and communal garden. The accommodation comprises entrance hall with storage cupboard, sitting room / dining room with views across the rooftops towards the Firth of Forth and is semi open plan to the fitted kitchen, double bedroom with fitted wardrobes and storage, modern, fully tiled bathroom with white suite and thermostatic shower fitting over the bath. Overall, this is a fabulous first time buyer opportunity in move in condition.

further information

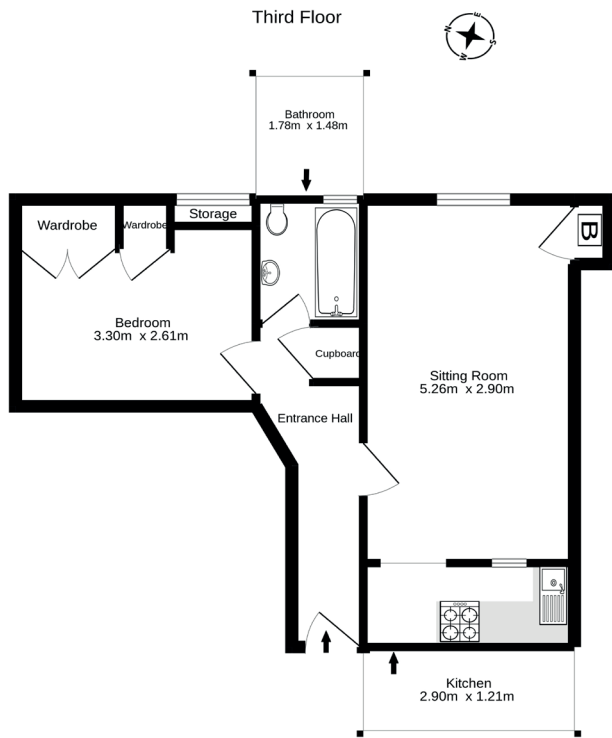
EPC Band: D

Home Report Value £165,000

Items to be included: Flooring, ceiling light fittings and kitchen appliances.

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 07843 361731 or visit our website at www.cameronstephen.co.uk



While 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 by 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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