

# 258 Marionville Road

Meadowbank, EH7 6BQ



2 bed



1 bath



1 public





## Key Features

- Stylish living room with ornate fireplace
- Modern fitted kitchen with large pantry
- 2 double bedrooms
- Gas central heating
- Large secure rear garden
- Front garden with additional parking

EPC: C

Council Tax: Band D





## Location:

It is no surprise Meadowbank is a popular residential area to the east of Edinburgh's city centre.

The proximity to Holyrood Park and Arthur's Seat allows residents to enjoy outdoor activities and scenic walks.

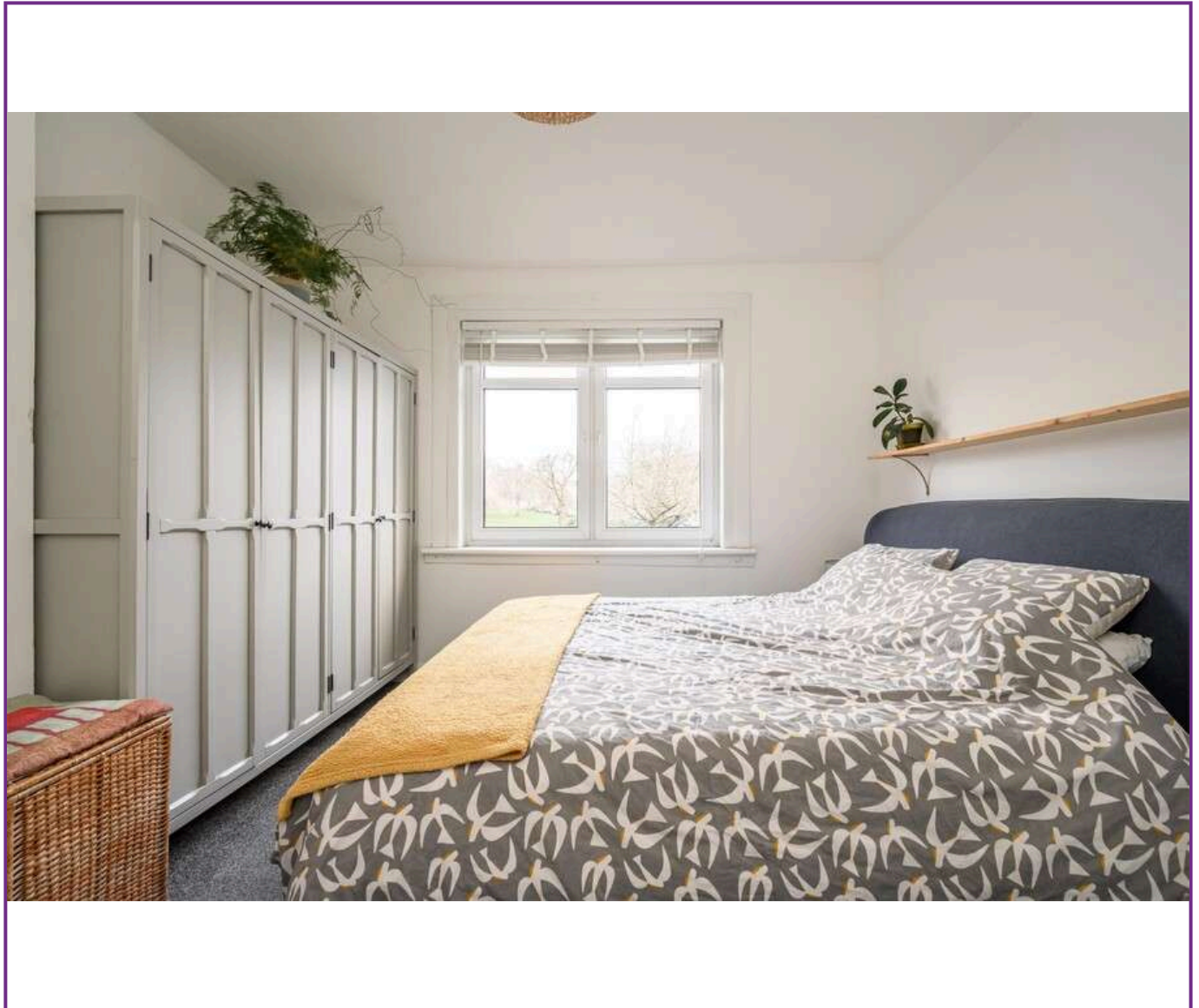
Meadowbank is well-connected by public transportation, including buses, providing easy access to the city centre and other parts of Edinburgh including including Waverley Station and the Edinburgh tram network.

The area has a rich variety of local amenities such as local shops, supermarkets, convenience stores and Meadowbank retail park. There are breath taking facilities at the renown Meadowbank sports centre including gym, fitness classes, cycle studio, and squash courts.





Viewing  
Tel: 0131 253 2494



5 South Charlotte Street, Edinburgh, EH2 4AN T: 0131 564 1159 E: info@rd-legalservices.co.uk

espc ZOOPLA PrimeLocation.com



Disclaimer: These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to RD Legal.