



2/3 Cambusnethan Street
Meadowbank, Edinburgh, EH7 5UA



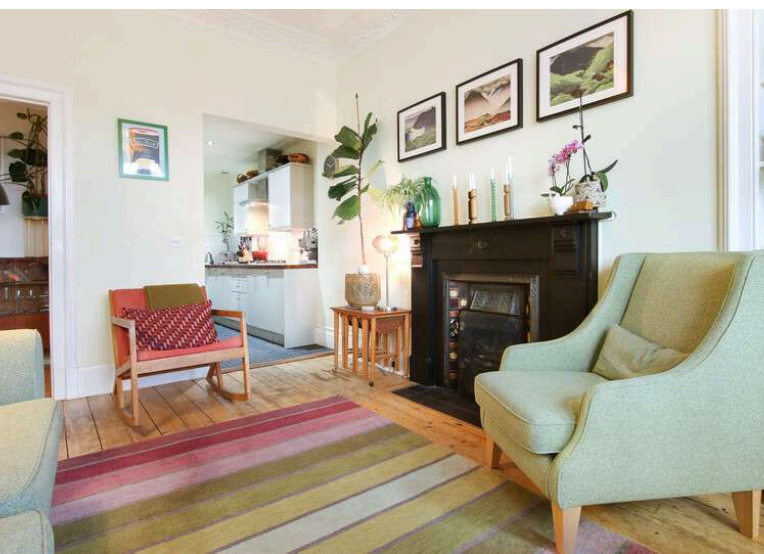


2/3

Cambusnethan Street

Sunny and well proportioned First Floor Flat offering attractively presented and flexible accommodation with fine open views towards Arthur's Seat and the Salisbury Crags.

- Stylish first floor flat
- Well-kept stairwell w/secure entryphone
- Welcoming hallway w/storage
- South-facing bay windowed lounge
- Modern kitchen
- Two bedrooms plus a large box room
- Three-piece bathroom
- Gas central heating
- Shared garden



Home Report: £260,000

EPC Rating: D

The flat forms part of a handsome traditional stone tenement and is entered off a well kept common stairway with security entryphone system. It comprises reception hall, bay windowed lounge with working fireplace, fitted open plan kitchen, two bedrooms, box room/study and bathroom with shower over bath.

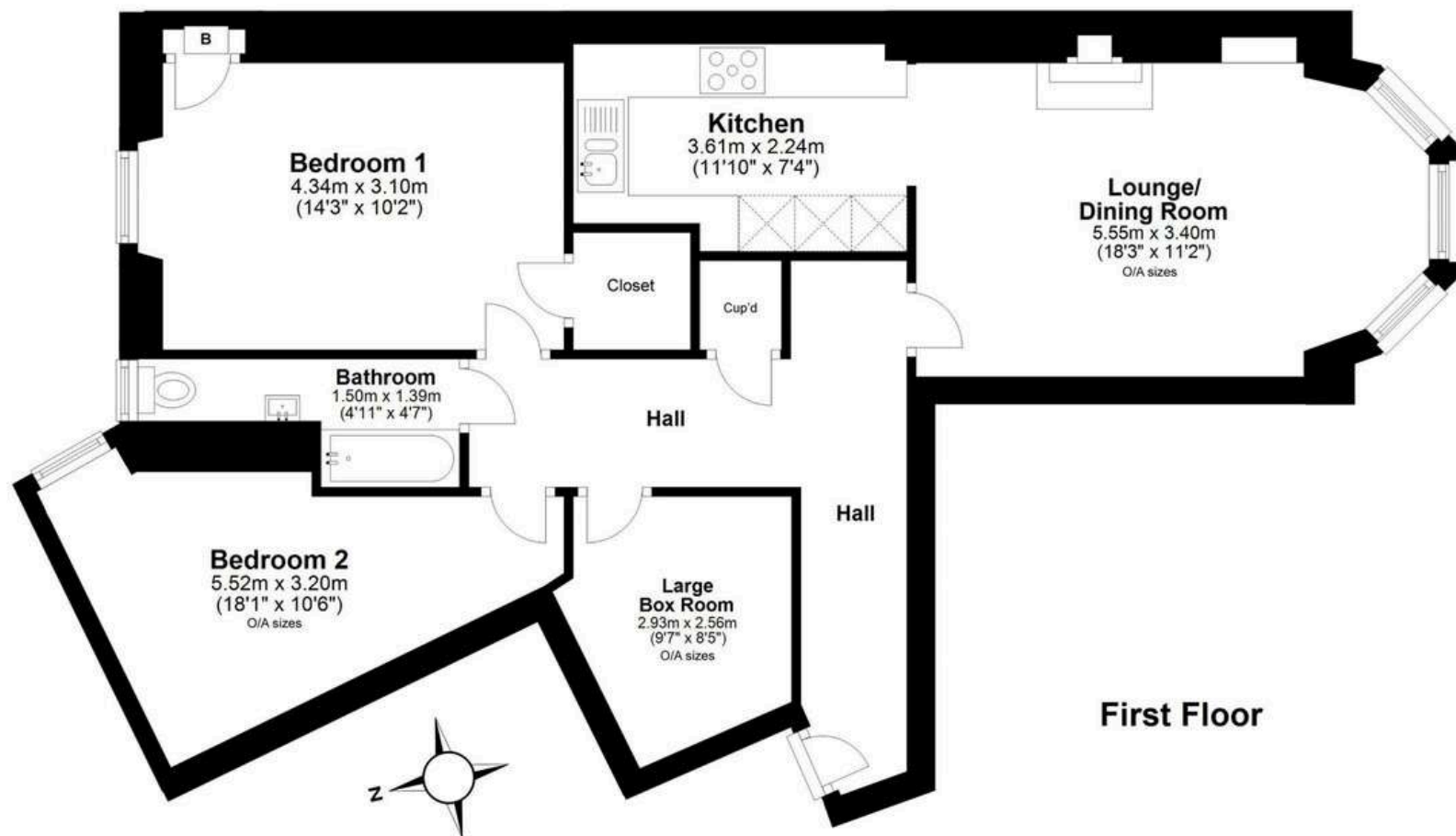
It boasts gas central heating with a combination boiler and enjoys a flood of natural light.

There is a well kept area of shared garden ground to the rear of the building and zoned permit parking on Cambusnethan Street and in the adjacent streets.

Extras: To include all fitted flooring and fitted carpets; light fixtures; double oven; hob; extractor hood; fridge/freezer; dishwasher and washing machine in the sale.



Situated to the east of the city centre, Meadowbank is cherished for its leafy streets, social scene and excellent local amenities. Meadowbank Shopping Park has a selection retailers and Sainsbury's supermarket, while nearby Easter Road is lined with local shops, businesses, cafes, pubs, and restaurants. A host of sport and fitness activities can be found at Meadowbank Sports Centre and Holyrood Park is within striking distance. Meadowbank is popular with city workers, with swift links into the centre via London Road by car, bus, or bike, as well as convenient access to the A1 and Edinburgh City Bypass.



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