



14/1 Meadowbank Crescent

Edinburgh, EH8 7AQ

Offers Over £180,000

Viewings By Appointment

Call now, on 07771 757 911

An Attractively Presented And Very Spacious 1-Bedroom, Ground Floor Flat Enjoying An Elevated Position Above Street Level And Offering Super Convenience For Shopping, Services And Transport Links Into The City Centre And Beyond.

- Open-Concept Living Room - Kitchen
- Spacious Double Bedroom
- Spacious Shower Room
- Hallway
- Abundant Integral Storage
- Period Features
- Modern Double Glazing
- Gas Central Heating
- Private Garden, plus Shared Garden
- Unrestricted On-Street Parking



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THE ACCOMMODATION

Nestled in an elevated position above street level, this very appealing and exceptionally spacious 1-bedroom ground floor flat offers the perfect blend of period charm and modern convenience. With its prime location, you'll enjoy easy access to local shops, services, and excellent transport links to the city centre and beyond. Gas central heating and double glazing provide added comfort along with the modern kitchen and shower room.

Character and Space

Appreciate the generous proportions that set this flat apart from other 1-bedroom properties in the neighbourhood. The open-concept living room and kitchen enjoy plenty natural light, thanks to a stunning bay window that overlooks the private front garden. Polished wooden floorboards add warmth and character, while the light-toned, contemporary décor perfectly complements the period features, such as the cornicing, picture rails, and original wood panelling.

The kitchen area is both stylish and practical, with sleek white fitted units, contrasting worktops, and a stainless steel gas hob with an electric oven. Integrated appliances such as a tall fridge-freezer and washer-dryer ensure convenience, while a breakfast bar peninsula provides a functional divide between the cooking and living spaces.

Spacious Double Bedroom

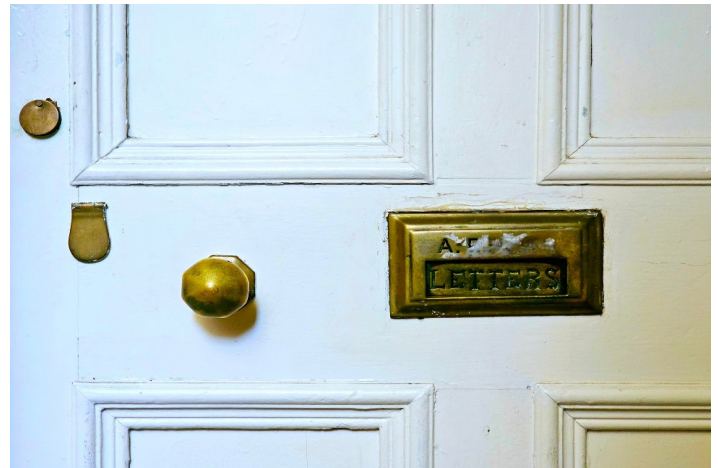
The twin windows bathe this well proportioned double bedroom in natural light, while a modern sliding-door wardrobe with creative storage solutions makes excellent use of the space. An additional integrated walk-in cupboard provides even more storage for your belongings.

Stylish Shower Room

The shower room has been thoughtfully redesigned to maximise comfort and style. A spacious glazed shower compartment features a rainfall showerhead and handset, while modern white sanitary ware, a chrome heated towel ladder, tiled flooring, and a storage cabinet complete this appealing space. The hallway, similarly well presented with polished floor boards and light, neutral décor, provides a welcoming entrance into the flat.

Outside

You'll find a charming private garden at the front of the property and a beautifully maintained shared garden at the rear of the building, offering a peaceful south-facing retreat. Unrestricted on-street parking adds to the convenience of this lovely home.

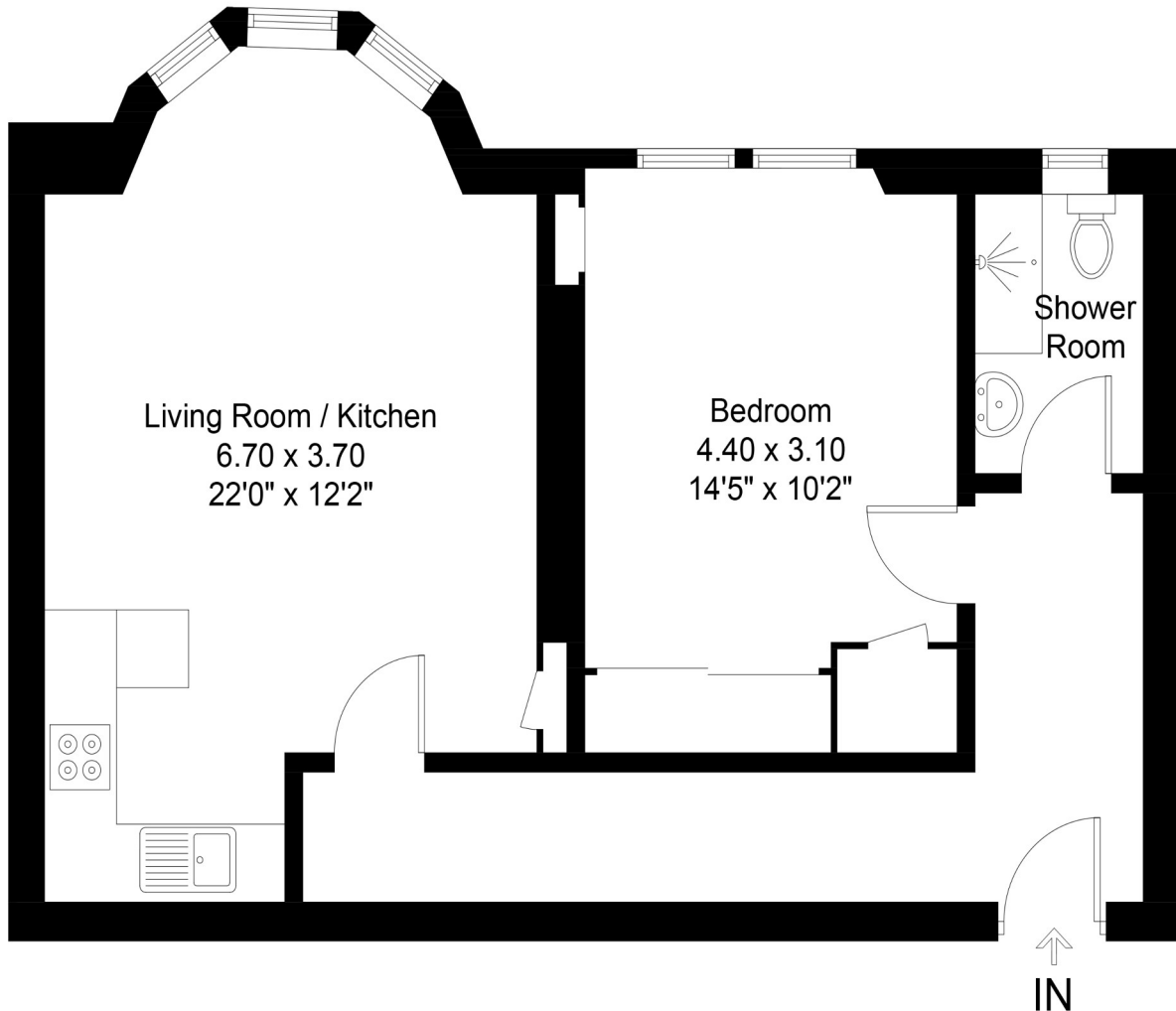


Location

Just east of Edinburgh's city centre, Meadowbank is a vibrant and evolving neighbourhood that offers an enticing mix of urban convenience and residential charm. With excellent transport links along London Road, residents enjoy quick access to the city centre and beyond, while a range of local amenities are always within easy reach. Meadowbank Shopping Centre includes Sainsbury's and Lidl, with free parking, dining options and a new gym. For recreation, the state-of-the-art Meadowbank Sports Centre offers indoor and outdoor facilities, while nearby Holyrood Park provides stunning green spaces including Arthur's Seat.

Ongoing regeneration projects are enhancing local amenities and property values are steadily rising, Meadowbank presents an excellent opportunity for homebuyers seeking a dynamic yet tranquil community near Edinburgh's heart.

14/1 Meadowbank Crescent



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.
Not to scale.

Approx Internal Area: 63 sq m

EPC Rating: C

Council Tax Band: B

Interested?

Call 0131 661 0015 or 07771 757911 for more details now.

Thinking of Selling?

Get your Pre-Home Report Assessment now. Call Aikman Bell.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.