



Flat 4, 13 Marionville Road

Edinburgh, EH7 5TY

Offers Over £175,000

A bright and spacious one-bedroom first-floor flat with abundant natural light in a highly convenient city location.

Key Features

- Living – Dining Room
- Double Bedroom
- Kitchen
- Shower Room
- Hallway & Integral Storage
- Gas Central Heating
- Double Glazing
- Light, Neutral Decor
- Communal Drying Green



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Location

The thriving Abbeyhill / Meadowbank area lies just to the east of Edinburgh city centre and multiple bus routes passing along London Road offer quick access to and from the city centre and beyond. Meadowbank Shopping Centre includes both Sainsbury's and Lidl supermarkets along with other High Street brands. The area continues to develop with new small businesses and shops serving day-to-day needs, whilst the new Meadowbank Sports complex provides a wide range of indoor and outdoor sports facilities and a gym. The bars, cafes and diverse leisure options offered by The Omni Centre, the recently completed St James Quarter, Leith Walk and Broughton Street are all within walking distance, as are The Scottish Parliament and the open green space of Holyrood Park.

Ideally located on Marionville Road, this appealing first-floor flat forms part of a traditional stone-built tenement and offers spacious one-bedroom accommodation with excellent access to nearby shops, services, and public transport. The property enjoys a southerly-facing position, creating a bright, welcoming atmosphere complemented by tasteful neutral décor throughout. There are windows to the front, rear and gable-end side of the property.

The living-dining room is a particularly inviting space, featuring twin windows plus a third with a charming window seat, filling the room with natural light. Elegant period details such as the ceiling cornice and picture rail bring character, while the fresh white walls and neutral-toned fitted carpet create a calm, modern feel. With its generous dimensions, there is even scope to reconfigure the area to form a separate room if desired.

The separate kitchen is fitted with solid wood-fronted units and appliances that include an integrated electric hob and oven, plus a tall fridge-freezer, and washing machine. This being a gable-end flat, a high-level window provides natural light to the kitchen.

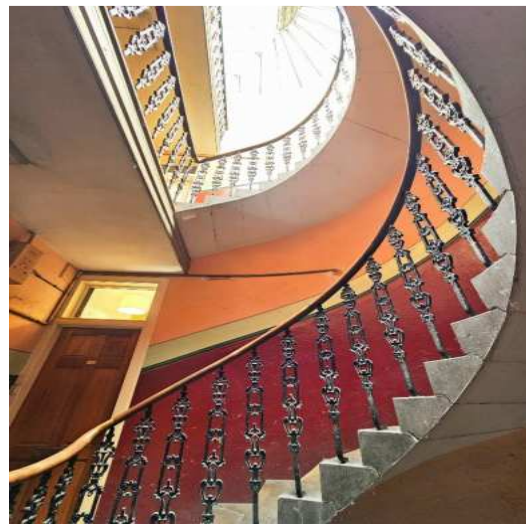
Quietly positioned to the rear of the flat, the double bedroom is well-proportioned and includes a full-height, four-door fitted wardrobe offering excellent storage. There is a window seat, a fitted neutral carpet and light decor providing a relaxing ambience.

The shower room is finished with practical hard flooring, modern white sanitary ware, and a tiled shower enclosure with a boiler-fed mixer shower. A radiator and mirrored cabinet add convenience and warmth.

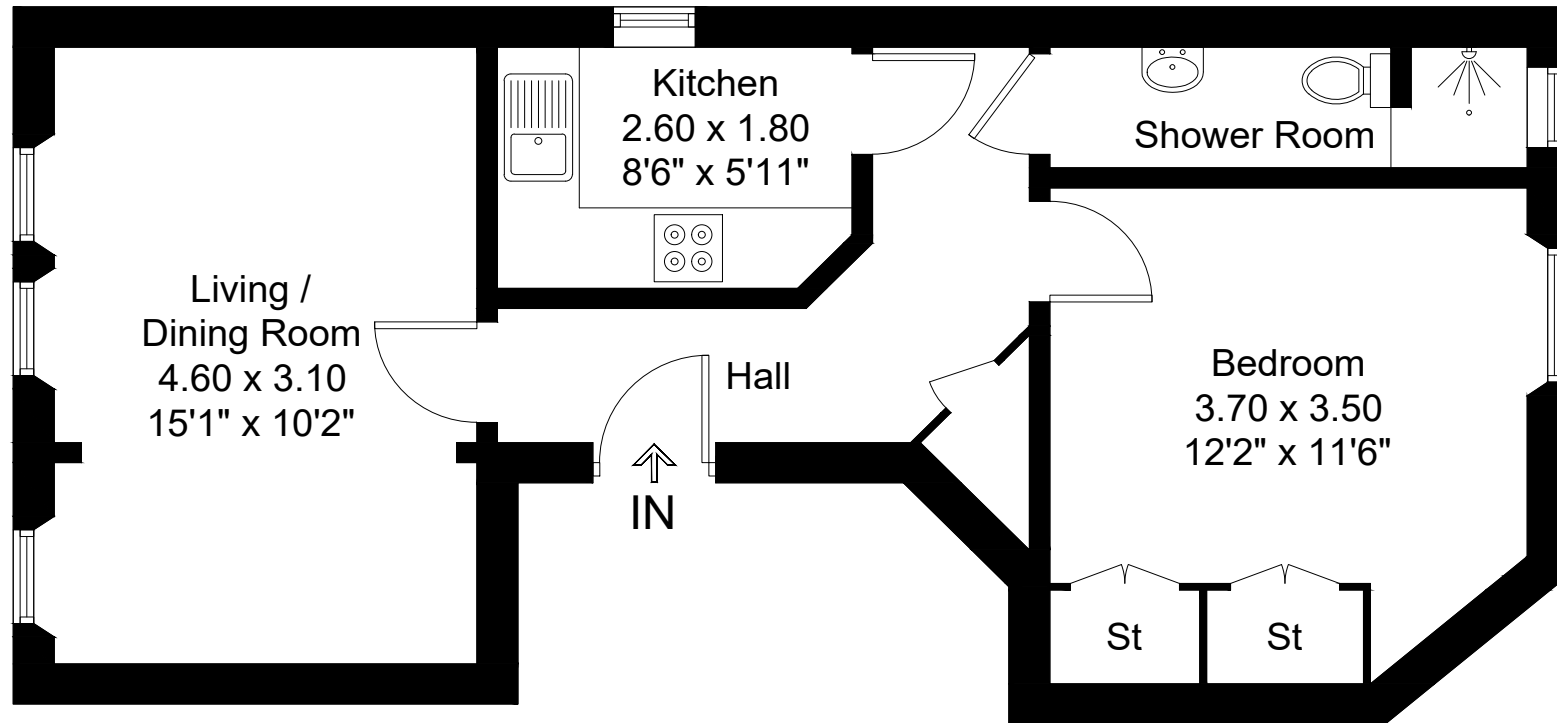
Additional features include the Worcester gas combi boiler, upgraded doors, integral hallway storage, and double glazing with tilt-and-turn functionality.

Externally, there is a communal drying green to the rear and parking by resident's permit and zone in local streets.

Combining period charm with modern comforts, this lovely flat will appeal to a wide audience seeking a well-connected home in a popular area.



13/4 Marionville Road



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

Floor Plans



“A very professional service. Communication and understanding of our needs was excellent, and agreements clearly defined. I would not hesitate to use their services again.”

(Patrick Lowe, Abbeyhill)

Making the Most of Your Property Search

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

HOME REPORT OR VIEWING FIRST?: It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

ARRANGING A VIEWING: There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

BE COURTEOUS WITH COMMUNICATION: If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

DURING THE VISIT: You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

AFTER YOUR VIEWING: Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

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Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

The seller is not bound to accept any offer, including those at or above the Fixed Price, where applicable. All content within this document is the copyright of Aikman Bell, Solicitors & Estate Agents, and may not be used or reproduced without written consent.