





*'Immaculately presented and bright top (3rd) floor flat forming part of a very well maintained Victorian built tenement adjacent to Holyrood Park.'*

Hallway with cupboard plumbed for washing machine, front facing lounge with outlook towards Holyrood Park, contemporary style open plan breakfasting kitchen with built in appliances, double bedroom with fitted sliding wardrobes and luxurious bathroom with shower above bath. Laminate flooring. Double glazing. Gas central heating. Secure entry phone system. Shared rear garden. Ideal for first time buyer or buy to let investment.

Meadowbank Crescent lies just over 1.5 miles East of Princes Street and is therefore ideally placed for city centre living with a regular bus service available a few hundred yards away. Within the immediate vicinity there is a plethora of amenities to meet every day needs including a Sainsbury's supermarket, Meadowbank Retail park which houses a number of major retailers and Meadowbank Sports Centre. A short distance away is the Omni Centre with multi-screen cinema complex and Nuffield Health club whilst St James Quarter has a wealth of leading retailers, bars and restaurants. Adjacent Holyrood Park provides 640 acres of dramatic parkland within the heart of the capital as ideal for walking, running and cycling.

Energy Performance Rating

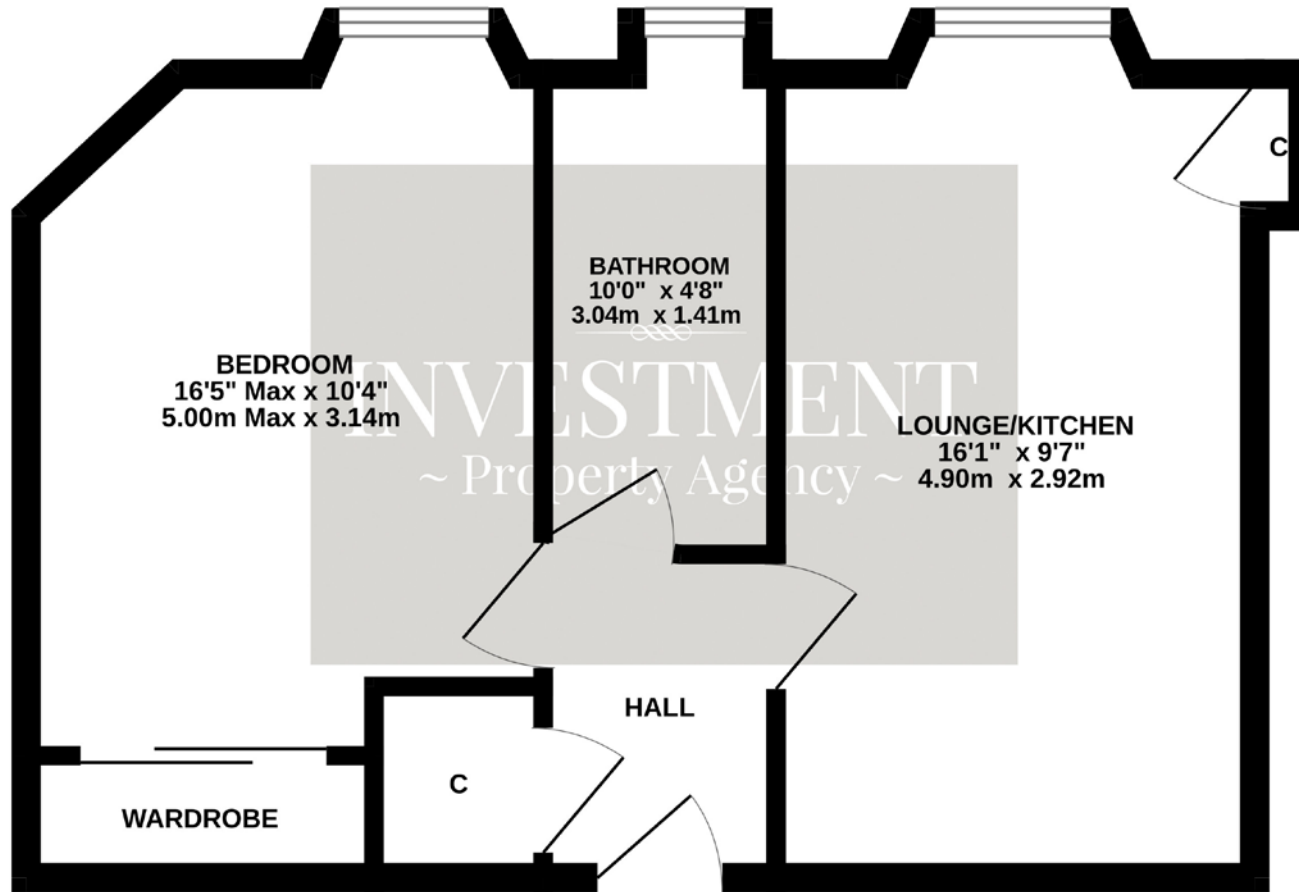
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# TOP FLOOR



Whilst 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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