

MARCHMONT

Flat 2F2, 10 Meadow Place EH9 1JZ

OFFERS OVER £210,000

- *Well presented, traditional second floor flat in refurbished Victorian tenement.*
 - *Excellent area with outlook towards Meadows*
- *Living room, Lounge/bedroom 3, 2 further bedrooms, modern fitted kitchen, large boxroom and bathroom.*
 - *Full gas central heating.*
 - *New carpets and some sanded and laminate floors*

Viewing: Thursday 6.30pm -8.30 pm, Sunday 2-4 pm or telephone owner on 07870 458 452



Excellent second floor flat with outlook towards Meadows, ideally placed at the edge of the Meadows in the highly regarded Marchmont area.

Entrance hallway (3'9" x 10'10" and 13'10 x 3'11")

L shaped entrance hallway with ceiling cornice. Boxed in meters at high level. Pulley. Smoke detector. Triple ceiling lights. Central heating radiator. Double power point. New fitted carpet.

Lounge/Bedroom 3 (17'4" x 12'2")



Large room with window with wood panelled surround looking towards Meadows. Ornate ceiling rose and cornice. Marble fire place with cast iron insert and slate hearth. Large cupboard with hanging rail and shelf providing further storage. Two central heating radiators. Television aerial point. Telewest point. Telephone point. Three double power points. Smoke detector. New fitted carpet.

Living room (17'1" x 10'8" widening to 11'8")



Living room with window with wood panelled surround over looking Meadows. Central ceiling light. Ceiling coving. Wall press housing central heating boiler. Central heating radiator. Three double power points. Telephone point. Walk in cupboard with hanging rail, shelf and light housing gas meter. Smoke detector. New fitted carpet

Kitchen (7'4" x 6'8")



Located off living room, a fully fitted kitchen with modern base and wall units in birch finish with brushed steel fittings. Brushed steel gas hob, electric oven and microwave built in. Brushed steel extractor hood. One and a half bowl stainless steel sink with mixer tap and drainer. Space for automatic washing machine and fridge. Woodblock work surfaces. Tiled splash backs. Two double power points at upper level plus dedicated points. Central ceiling light. Smoke detector. Laminate wood floor.

Bedroom one (12'11" x 9'10")

Window with wood panelled surround over looking Meadows. Ceiling cornice. Ceiling light. Curtain rail. Smoke detector. Central heating radiator. Television aerial point. Three double power points. Fitted carpet. Stripped wooden door.

Bedroom two (12'9" x 7')

Further bedroom with window with wood panelled surround over looking Meadows. Smoke detector. Ceiling light. Ceiling cornice. Two double power points. Stripped wooden floor.

Box room (7' x 6'5")

Large boxroom located off lounge. Central ceiling light. Smoke detector. Stripped wooden floor.

Bathroom (6'2" x 4'7")

Three piece suite with chrome fittings. Central heating radiator. Contrasting tiled splash backs to dado level and fully tiled to ceiling level around shower. Electric shower. Three recessed halogen spotlights. Medicine cabinet with mirror. Laminate wood floor.

Externally

Shared rear green

Extras

All fitted carpets and integral kitchen equipment.

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Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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