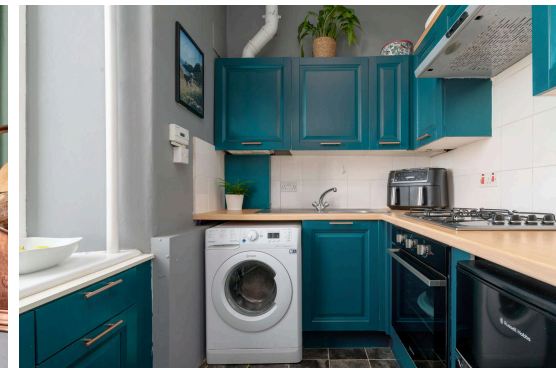


**29/8 Marionville Road
Edinburgh EH7 5UD**

Offers Over £195,000

- Beautiful living/dining room featuring log burning stove, window seat and natural wood flooring
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Large double bedroom featuring ornate corning and log burning stove
- Shower room fitted with a two-piece suite and rainwater shower head
- Large box room
- Gas central heating and double glazing
- Communal garden
- On-street permit parking

Council Tax Band: B
Tenure: Freehold
Shared Ownership: No



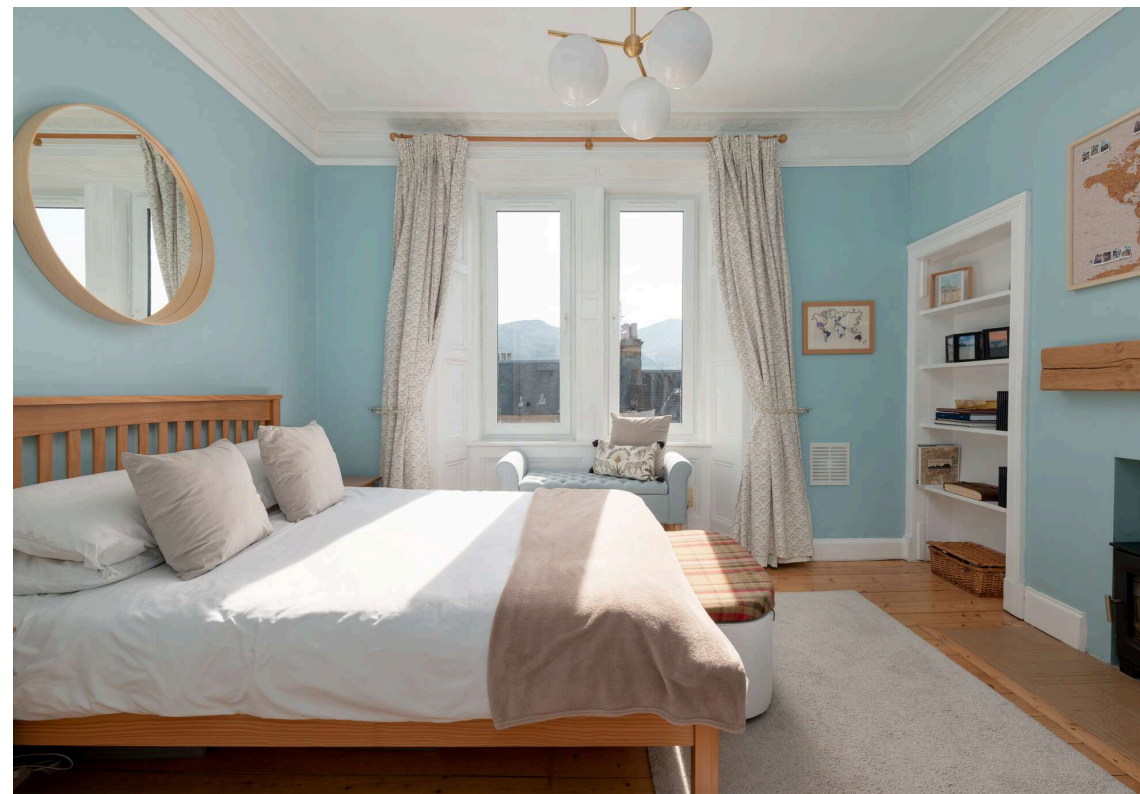
Top Floor Flat

Blair Cadell is delighted to present this beautifully presented top-floor tenement flat to the market. In true turn-key condition, this charming property is sure to appeal to a wide range of buyers, and early viewing is highly recommended to avoid disappointment.

The accommodation boasts a superb living/dining room, complete with a fantastic log-burning stove—perfect for cosy winter nights—and a charming window seat that cleverly doubles as additional storage. The stylish kitchen is well-appointed with a range of floor and wall-mounted units, a gas hob, an electric oven, and white goods included in the sale. The spacious double bedroom enjoys stunning views of Arthur's Seat and features a second log burner and ornate corning adding warmth and character. The newly fitted modern shower room includes a sleek two-piece suite and a generous shower with a luxurious rainwater showerhead. A large box room offers a perfect home working space or additional storage space. Additional benefits include gas central heating and double glazing throughout, ensuring energy efficiency. The property also offers access to a well-maintained communal garden to the rear, while residents' permit parking is readily available. **Please note:** Light fitting in the living room not included in sale

The property is well positioned to take advantage of an excellent range of popular cafes and shopping outlets in the vicinity, Meadowbank Retail Park is just a few minutes walk away, with Sainsbury's, Home Bargains and Lidl. Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities can be found and Arthur's Seat and Holyrood Park are also very close-by along with Meadowbank sports centre offering track, fields, gym and Hyrox gym, perfect for the fitness enthusiast. An efficient public transport network operates to most parts of the town and surrounding areas, with Waverley train station just a short bus ride away. Portobello beach, the city bypass and main motorway networks are also within easy reach making it perfect for the commuters

Viewing by appointment 0131 337 1800

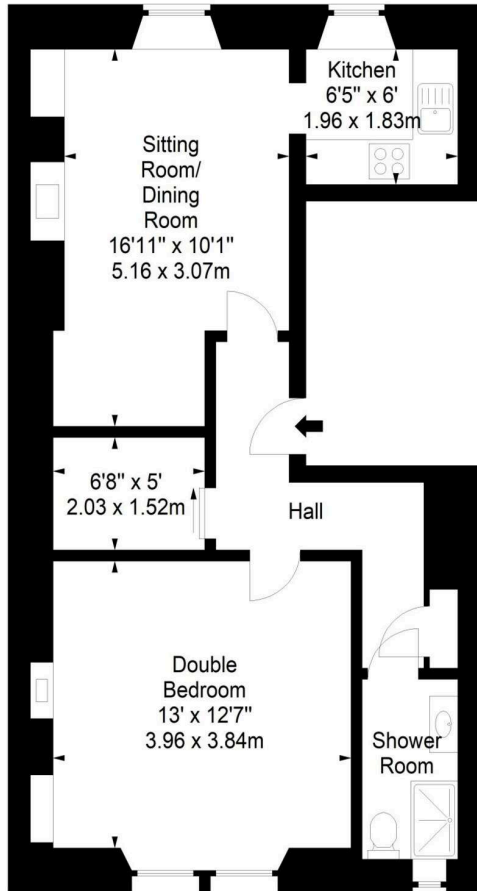




Marionville Road,
Edinburgh,
Midlothian, EH7 5UD



Approx. Gross Internal Area
551 Sq Ft - 51.19 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Third Floor



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