



The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.
All measurements are approximate.



**48 Marionville Drive
Edinburgh
EH7 6BW**



Offers Around: £230,000

Most attractive stone fronted semi detached villa set in this popular residential area to the east of the city centre. The bright and spacious accommodation is in excellent decorative order throughout. Vestibule, hall, livingroom with bay window, conservatory, modern fitted kitchen, two double bedrooms with built-in wardrobes and family bathroom. Large floored attic room with Ramsay ladder. Private front garden with driveway providing off street parking and fully enclosed child friendly rear garden. Full gas central heating. Double glazed. All fitted carpets, floor coverings, blinds, curtains, tumble dryer, gas hob, electric oven and cooker hood all included in the sale price. Early viewing of this delightful family home is highly recommended.

Viewing:

Sunday 2 - 4pm or by appointment telephone 0776 676 3774

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– Where personal legal service is a tradition –



This is a delightful stone fronted semi detached villa set in the popular Meadowbank area to the east of the city centre. The accommodation within the property is bright and spacious and in excellent decorative order throughout. The property benefits from full gas central heating and a living flame gas fire in the livingroom. The property is fully double glazed with attractive stain glass featuring in many windows. The property has excellent built-in storage accommodation include a large floor attic room with access by way of a Ramsay ladder. There are attractive front and rear gardens with the front garden providing a driveway for off street and the rear garden housing a large garden shed. All fitted carpets, floor coverings, blinds, curtains, tumble dryer, built-in gas hob, electric oven and cooker hood are all included in the sale price. Early viewing of this lovely family home is highly recommended.

There are a wide range of local facilities at nearby Jocks Lodge together with an excellent range of shopping outlets at the nearby Meadowbank Retail Park as well as a wide range of sporting facilities at the nearby Meadowbank Stadium and is within a very short walking distance with open spaces around Holyrood Park and Arthur's Seat. There are excellent local primary and secondary schools within easy walking distance of the property. There is a good local public transport service close at hand giving easy access to the city centre and surrounding areas. The city by-pass and main motorway networks are also within easy reach.

The accommodation comprises:-



Vestibule

UPVC double glazed front door giving access to entrance vestibule with tiled floor. Useful built-in storage shelving to side. Panelled glass door giving access to hall.

Hall

Fitted carpet. Central heating radiator. Panelled glass door giving access to livingroom. Wall mounted coat hook. Carpeted stair with wooden hand rail giving access to first floor level. The stairway itself has a feature stain glassed

window to the side providing a lovely feature and good natural day lighting for the stairs.

Livingroom

Approximately 11'8" x 17'8" into the bay window. This large livingroom faces to the front of the property with a large bay window overlooking the garden. Feature living flame gas fire set in a marble hearth with attractive wooden mantle surround. Wood flooring. Venetian blinds. Central heating radiator. Picture rail. Plain cornice. Television aerial point. Open glass shelved storage recess. Glass panel door giving access to large storage cupboard. Further glass panel door giving access to kitchen.

Kitchen



Approximately 13'7" x 8'10". The kitchen contains an attractive built-in kitchen featuring matching floor and wall units providing excellent storage accommodation, including a built-in wine rack and ample work surface areas. Inset one and an half stainless steel sink with left hand drainer and mixer tap. Tiled splashback around the units. Laminate flooring. Central heating radiator. Roller blind. Plain coving. Built-in Homark gas hob. Built-in Smeg electric oven. Stainless steel cooker hood. Window to rear overlooking patio area and rear garden. Plumbed



for automatic washing machine. Two large walk-in storage cupboards with one housing the tumble dryer and the other housing the boiler and has useful shelving. Glazed door giving access to the conservatory.

Conservatory

Approximately 11'5" x 8'4". The bright conservatory faces to the rear with lovely views overlooking the rear garden. Laminate flooring. Central heating radiator. Curtains. Twin patio doors giving access to patio area adjacent to the conservatory.

First Floor

Landing

Bright landing with fitted carpet. Hatch with built-in Ramsay ladder giving access to the fully floored attic room. Smoke alarm. All rooms on the first floor enter from the landing.

Master Bedroom

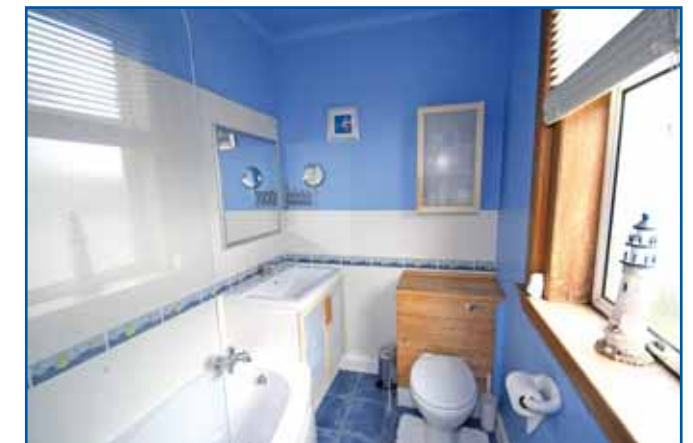
Approximately 12'6" x 9'5". This large double bedroom faces onto the front of the property and features built-in wardrobes providing excellent storage space with lighting above. Fitted carpet. Curtains. Blind. Central heating radiator. Picture rail.

Bedroom Two



Approximately 10'7" x 10'0". This bedroom faces to the rear of the property and also contains a large built-in open wardrobe. Fitted carpet. Roller blind. Central heating radiator. Picture rail.

Bathroom



Approximately 8'7" x 5'5". The attractive family bathroom contains a matching white three piece suite consisting of bath with shower above, large wash hand basin and WC. Tiled walls around units. Shower screen. Tiled floor. Heated towel rail. Venetian blinds. Window to the side. Medicine cabinet. Plain cornice.

Gardens

There is an attractive low maintenance front garden with a paved driveway and stoned chipped area to the side. There is a gate to the side of the property giving access to the passageway leading to the fully enclosed and child friendly rear garden. The rear garden features a paved patio area adjacent to the conservatory. Beyond the patio area the garden is set out largely to lawn with established plants and shrubs and a large wooden garden shed which is included.