



74 Marionville Avenue, Edinburgh, EH7 6AY
Attractive two-bedroom semi-detached villa with garden and driveway

URQUHARTS
EDINBURGH



DESCRIPTION

74 Marionville Avenue is a bright and spacious two-bedroom semi-detached villa with garden and driveway situated in the popular Marionville area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property could now benefit from some cosmetic upgrading throughout and has potential to extend (subject to local authority consents).

Entrance hall; bright living room with gas fireplace and bay window overlooking the front garden; spacious fitted dining kitchen with wall and base units, appliances, and door to the rear garden; two double bedrooms, both with fitted built-in wardrobes; and family bathroom.

ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room. Two double bedrooms. Bathroom. Partially floored attic.

Gas central heating. Double Glazing. Driveway and unrestricted on-street parking. Well-maintained front and rear gardens, with the rear garden mainly laid to lawn and front patio area.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
 6. These particulars are not intended to nor will they form part of any contract.
 7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Marionville is a popular residential area east of the City Centre, and is within proximity of Meadowbank, Leith, Craigentenny and Portobello. Local amenities are within walking distance, with more extensive shopping available at Sainsburys at Meadowbank Retail Park and Morrison's on Portobello Road. Leisure and recreational facilities include Portobello beach and promenade, as well as lovely open spaces of Holyrood Park, Arthur's Seat and Craigentenny Golf Course. Well-regarded schooling in the area includes Craigentenny Primary and Leith Academy, St Ninians's Primary and Holyrood RC High with further education at College and University easily accessible. The city bypass and main motorway networks, as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing, are all within reach.

INCLUDED IN SALE

All fitted fixtures, floor coverings, light fittings, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896.

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band D

The property has an Energy Rating Category E



74 Marionville Avenue,
Edinburgh,
Midlothian, EH7 6AY



Approx. Gross Internal Area
946 Sq Ft - 87.86 Sq M
For identification only. Not to scale.
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