

4/5 Taylor Place  
Edinburgh  
EH7 5TQ



**Marwicks**  
Solicitors & Estate Agents

## 4/5 Taylor Place, Edinburgh, EH7 5TQ

The property is a charming and spacious one-bedroom second (top) rear-facing flat (2F1) in a sandstone tenement located just off London Road. Situated in a highly convenient location with excellent public transport links, this flat could provide an ideal first home. Taylor Place is a short street located in a mix of modern properties of varying types, within easy reach of the city centre, close to Meadowbank Retail Park, Meadowbank Stadium and Holyrood Park. The flat itself comprises a lounge/kitchen, double bedroom, bathroom and hallway. The block, which has been renovated, enjoys a bright outlook to the rear. The flat is newly carpeted throughout and has modern windows and recently installed gas-fired central heating. Early viewing is recommended.

**LOUNGE/KITCHEN** (14'6" x 10'1" plus kitchen area and window recess): Attractive open outlook to rear. In two distinct areas with lino at the kitchen area and new fitted carpet in the lounge area. The kitchen area has an inset stainless steel sink unit, washing machine, four-ring gas cooker, refrigerator, floor units and worktop. There is also a shelved cupboard to the side of the kitchen area. Extractor fan. The lounge area has an electric fire in a feature surround. Curtain and curtain rail. One double central heating radiator. One single, four double 13 amp sockets plus cooker point.

**DOUBLE BEDROOM** (10'9" x 9'0" plus door entry area and window recess area): Attractive open outlook to rear. Shutters (formerly opening but not presently operational). Curtain and curtain rail. New fitted carpet.



Shelved cupboard. One double central heating radiator. One double, one single 13 amp socket.

**BATHROOM:** Internal bathroom with three-piece white suite comprising bath, toilet and washhand basin with Mira electric shower over bath. Extractor timer fan. Laminated floor. Mirror fronted wall cabinet. Attractive modern tiles to bath wall areas.

**HALLWAY:** New fitted carpet. Entryphone. Deep walk-in cupboard with electric light containing gas central heating boiler (Vokera) and gas meter. One single 13 amp socket.

**GENERAL:** The flat is located in a popular area with access to good local facilities at Abbeyhill, Meadowbank and the Queen's Park. There is a communal garden to the rear of the property.

**VIEWING:**

Sundays 2.00 - 4.00 pm or  
by appointment: Telephone (0131) 556 5938

**PRICE:**

**FIXED PRICE £95,000**





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