



6 (1F2) Queen's Park Avenue, Edinburgh, EH8 7EE

Well-presented two-bedroom first floor flat with view across Holyrood Park

URQUHARTS
EDINBURGH



DESCRIPTION

6 (1F2) Queen's Park Avenue is a well-presented, south-facing two-bedroom first floor flat, with view across Holyrood Park towards Calton Hill. Situated in the popular Meadowbank area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall with large storage cupboard; bright and spacious living room / dining room overlooking Holyrood Park; fitted kitchen with wall and base units and integrated appliances; two good-sized double bedrooms; and a bathroom with three-piece suite.

ACCOMMODATION

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

Gas central heating. Double glazing. Well-maintained communal rear garden. Unrestricted on street parking.

LOCATION

Queens Park Avenue is situated in Meadowbank, a popular residential district lying to the east of Edinburgh's city centre.

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.

Local shops cater for everyday needs, with Meadowbank Retail Park, which has a Sainsbury's supermarket, Lidl and several other outlets a short distance from the property. Leisure and recreational facilities include pleasant walks at Arthur's Seat and Holyrood Park which are directly adjacent from the property, Meadowbank Sports Centre, Calton Hill, Omni Centre, Edinburgh Playhouse Theatre, St James Quarter, with high street shops, bars, restaurants, and the Royal Commonwealth Pool. There are also several popular bars, cafes and restaurants within walking distance. Regular buses operate to and from the city centre and surrounding areas, with Waverley train station, tram access and St Andrew's bus station within proximity. The City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings and curtains. Other items of furniture may be available by separate negotiation.

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.

Council Tax Band C
 Energy Rating Category C
 Tenure Freehold



1 Flat 2,
 6 Queens Park Avenue,
 Edinburgh, EH8 7EE



Approx. Gross Internal Area
 720 Sq Ft - 66.89 Sq M
 For identification only. Not to scale.
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