










Offers Over

£270,000

13/10 Parsons Green Terrace

Meadowbank | Edinburgh | EH8 7AG

A tremendous opportunity has arisen to acquire this stunning two bedroom top floor flat forming part of a traditional tenement within the heart of the sought-after district of Meadowbank. Close to the City Centre, fantastic amenities and transport links, the property will appeal to a variety of buyers including professional couples. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



Description

Internally, the property has been finished to an excellent standard while briefly comprising of; welcoming entrance hallway with a skylight, beautiful stained glass windows, utility cupboard and a cleverly designed walk-in wardrobe, bright and spacious lounge with a triple-aspect outlook, Edinburgh press cupboard, lovely corning and a (disconnected) gas fireplace, contemporary fully-fitted kitchen/diner with a range of integrated white goods, custom-made window seating with in-built storage and under-unit lighting whilst being styled with sleek dark blue units and white Silestone worktop, first generously-proportioned double bedroom with a decorative period fireplace and space for different configurations, second double bedroom with room for freestanding furniture, and a modern fully-tiled bathroom suite with an over-bath rainfall shower.

Further benefits include; engineered oak flooring, secure door entry system, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated fridge-freezer, washing machine, dishwasher, microwave and extractor fan, freestanding cooker, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the property there is a well-maintained communal garden for residents to enjoy. For the car owner, on-street free parking is available to accommodate both residents and visitors on Parsons Green Terrace as well as neighbouring streets.

Viewing

Saturday and Sunday 10am – 12 noon and by appointment through Neilsons 0131 625 2222.





Location

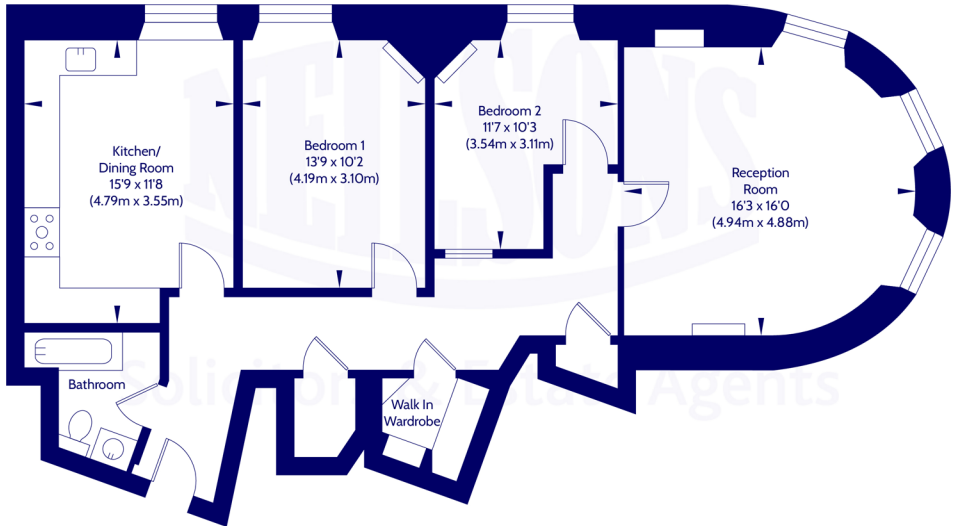
The property is situated in the popular Meadowbank district of the city which is 2 miles (approx.) to Edinburgh City Centre. Easy walking distance to Holyrood Palace and the Royal Mile. The area has a good choice of leisure and shopping facilities, Meadowbank Sports Centre and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are a stone's throw from the property with the iconic Portobello beach within walking distance. Many of central Edinburgh's fantastic array of attractions, art galleries, restaurants and the impressive St James Quarter, are within close proximity, together with Edinburgh City Bypass and Edinburgh Waverley train station.





Approx. Gross Internal Floor Area 90.07 Sq M / 970 Sq Ft.

Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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