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Offers Over

**£315,000**

## 25/5 Royal Park Terrace

Meadowbank | Edinburgh | EH8 8JB

A beautifully presented second floor apartment, forming part of a handsome period terrace and enjoying a superb location with breathtaking views of the capital's iconic Holyrood Park and Arthur's Seat.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Shared rear garden
-  EPC rating – C
-  Council tax band- D



## Description

The property has been upgraded and modernised by the existing owners to create a well-proportioned and stylish home, well suited to the professional couple/first time buyer.

The accommodation is accessed via secure entry and briefly comprises: entrance hallway with contemporary herringbone flooring and built-in storage, bright south facing reception room with attractive focal fireplace, cornice work and a spectacular open aspect over the adjacent park and surrounding area, sleek modern dining kitchen which has been fitted with a range of tasteful base and wall mounted units, complete with coordinated worktops, splash tiling and a variety of integrated appliances, together with a comfortable dining recess and shelved pantry, spacious south facing principal bedroom with carpeted floor and ceiling cornice, a good sized single bedroom which works well as a guest bed/home office, and appealing family bathroom with modern three piece white suite, neutral tiling, splash screen and over-bath shower.



## Extras

All fixed shelving, curtain poles, light fittings, and integrated appliances will be included.

## Gardens and Parking

There is a shared lawned garden to the rear of the building, which is bordered by mature shrubs and trees and benefits from drying facilities. On-street permit parking is available on Royal Park Terrace.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

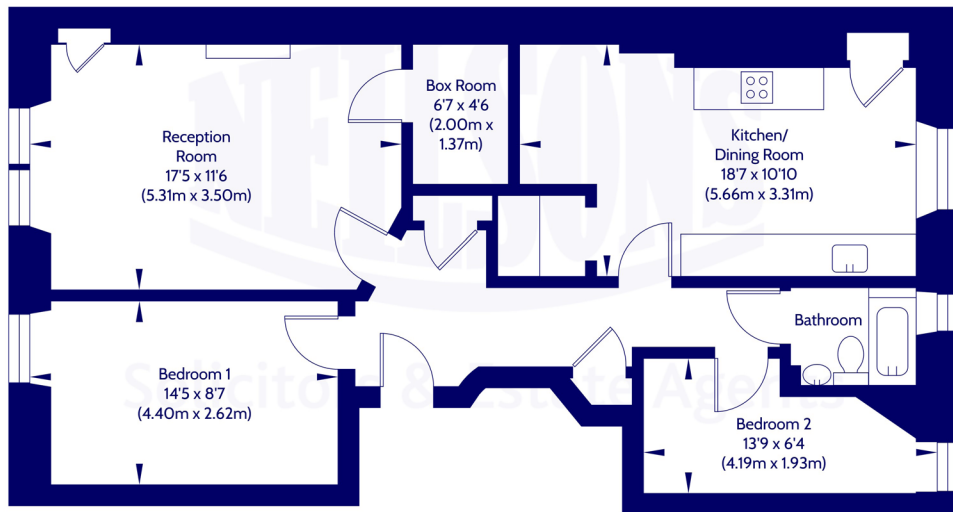
The property is situated in the popular Meadowbank district of the city which is two miles (approx.) to Edinburgh City Centre, Royal Mile and Holyrood Palace. The area has a good choice of leisure and shopping facilities, Meadowbank Sports Centre and Meadowbank Retail Park, which houses a large Sainsburys 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 just a short journey away. 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. A good sized Morrisons is just approx. half a mile away and Fort Kinnaird Retail Park is also close at hand, which features an excellent selection of high-street retailers, coffees shops and eateries.





Approx. Gross Internal Floor Area 74 Sq M / 800 Sq Ft.

## 2nd 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 floor plan and further information.



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