



17B MEADOWFIELD TERRACE

Edinburgh



AN IMMACULATE TOWNHOUSE WITH SOUTH-FACING GARDEN



4



3



2



EPC

B

Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers Over: £750,000



DESCRIPTION

Beautifully designed, 17B Meadowfield Terrace is an immaculate townhouse offering generous accommodation across three well-planned levels. This bright and spacious home has been owned and carefully maintained by the same owner since its completion in 2022 and is presented in walk-in condition throughout.

The ground floor centres around a striking open-plan kitchen and dining space, ideal for both everyday living and entertaining. Full-height glazing opens directly onto a private, south-facing garden and patio. A separate utility room, guest WC, and an integrated garage complete this level.

On the first floor, a stylish separate living room sits alongside a flexible study or fourth bedroom, making it ideal for home working or guest use. The principal bedroom, complete with a contemporary en suite shower room and fitted storage, is also located on this floor, along with a sleek, modern shower room.

The top floor offers two further generous double bedrooms and a modern family bathroom, providing excellent flexibility for families or visiting guests.

Externally, the property benefits from a private driveway and an integral garage, as well as a secure rear garden with a south-facing aspect, combining low-maintenance design with private outdoor space.

LOCATION

Meadowfield Terrace enjoys a peaceful position on the eastern edge of Edinburgh, ideally located for easy access to the city centre, nearby green spaces, and the coast. Just a short distance from Holyrood Park and Arthur's Seat, the area offers a fantastic balance of urban convenience and outdoor lifestyle. Portobello's beachfront promenade and vibrant high street are also within easy reach.

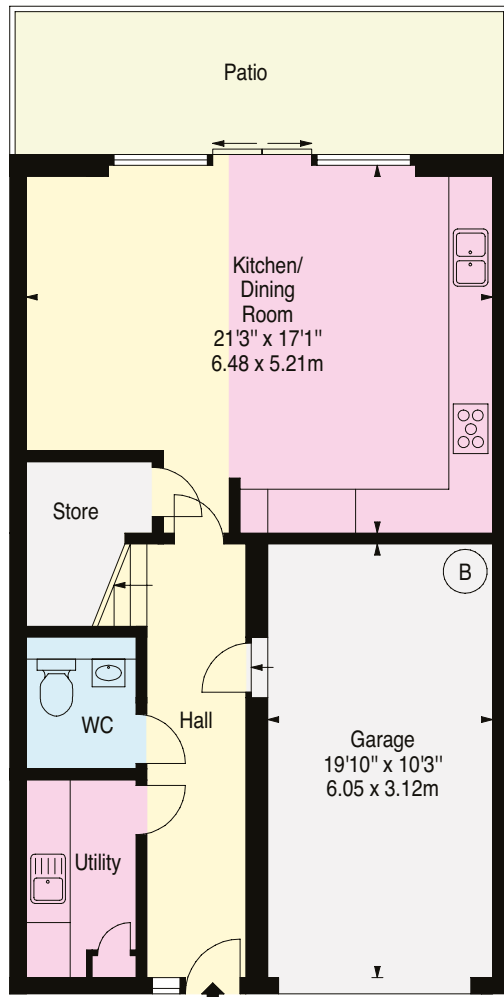
There is a good selection of local shops, cafés, and schooling nearby, with regular public transport services into the city and excellent road connections for commuting further afield. With its quiet residential setting and strong amenities, this location appeals to families, professionals, and anyone seeking space without compromising on connectivity.



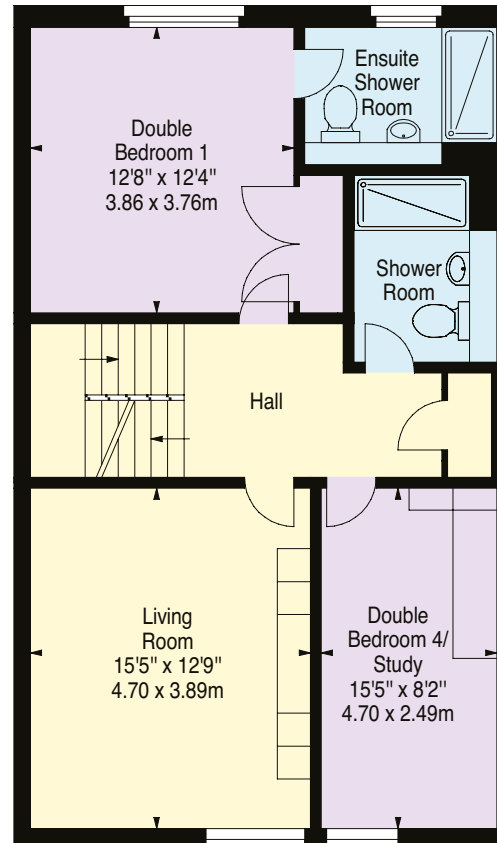




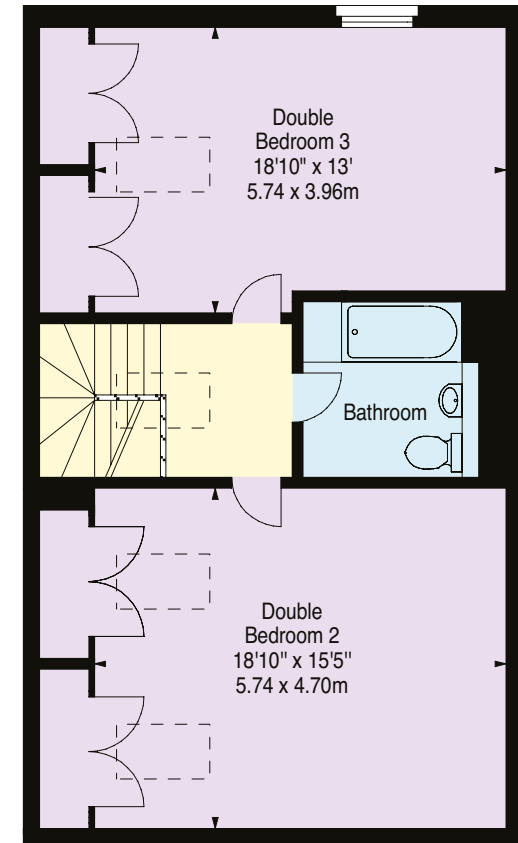
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
2335 Sq Ft - 216.92 Sq M (Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/ funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

We would be delighted
to tell you more.

Rosi Dow

0131 222 9600

rosi.dow@knightfrank.com

Knight Frank Edinburgh

80 Queen Street, Edinburgh

EH2 4NF

Neil Scott

0131 222 9600

neil.scott@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025. Photographs and videos dated July 2025. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.