



HILLEND PLACE

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18/5 Hillend Place
MEADOWBANK | EDINBURGH | EH8 7AE

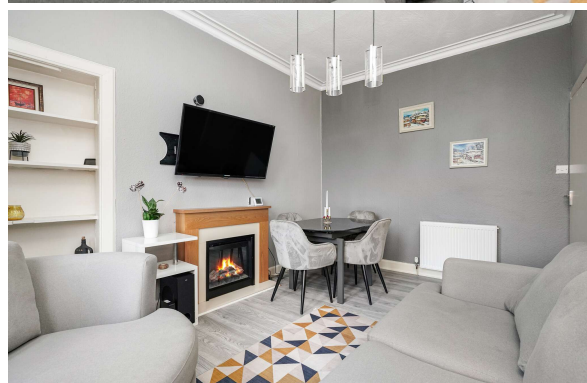
MR HOT POTATO

Traditional & Spicy Baked Potatoes

STEPHANIE NAPIER

Beauty Salon

warner's
solicitors & estate agents



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Warners are delighted to present this well-proportioned two-bedroom second floor flat, forming part of a traditional tenement in the highly desirable Meadowbank area of Edinburgh. The property offers a stylish blend of period charm and modern convenience, ideally suited to first-time buyers, young professionals, or investors alike.

The accommodation comprises a welcoming hallway with excellent storage, a bright and spacious living/dining room with attractive bay window, and a modern fitted kitchen. There are two well-sized bedrooms, with the principal bedroom enjoying a peaceful rear aspect, and a contemporary bathroom with white suite and shower.

Residents also benefit from a well-maintained communal rear garden and drying green, perfect for enjoying the outdoors.

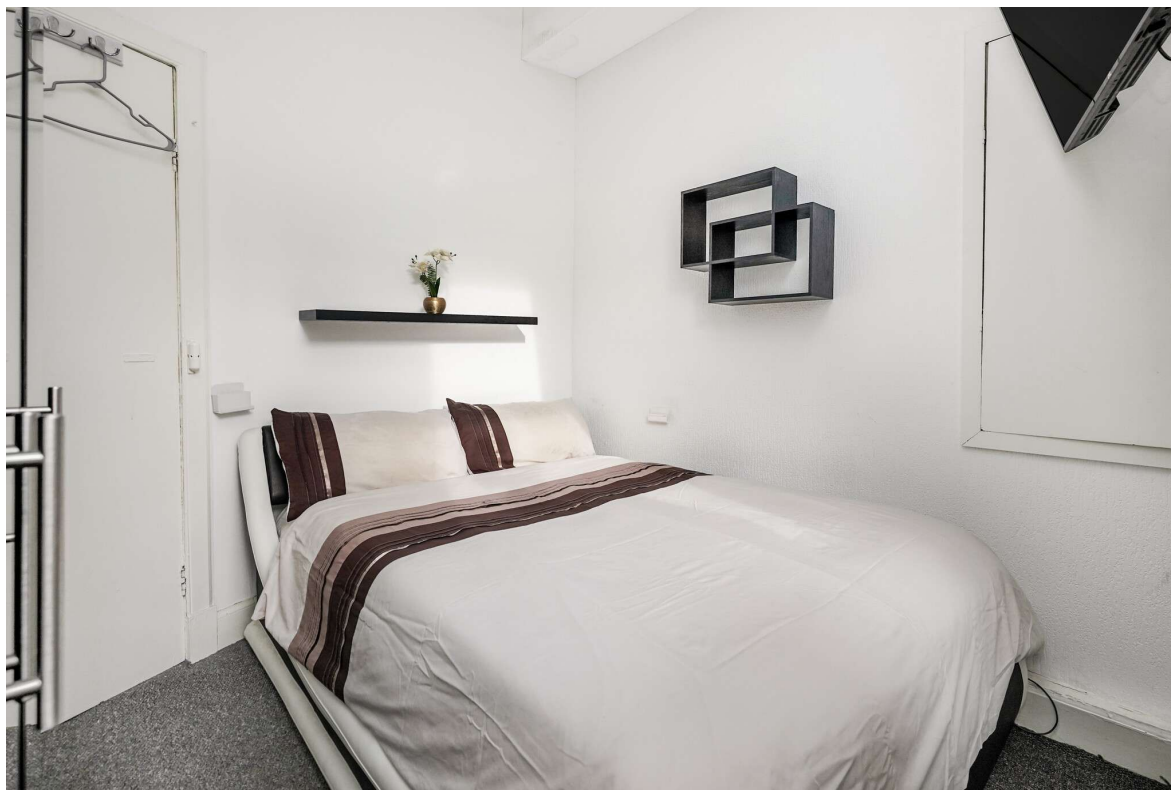
Situated just a short distance from Holyrood Park, Meadowbank Retail Park, and excellent transport links to the city centre, this property offers superb convenience and lifestyle appeal.

- Bright and spacious two-bedroom second floor flat
- Traditional tenement with period character
- Contemporary kitchen and bathroom
- Excellent storage throughout
- Communal rear garden and drying green
- Sought-after location close to Holyrood Park and city centre

Energy Rating C, Council Tax B

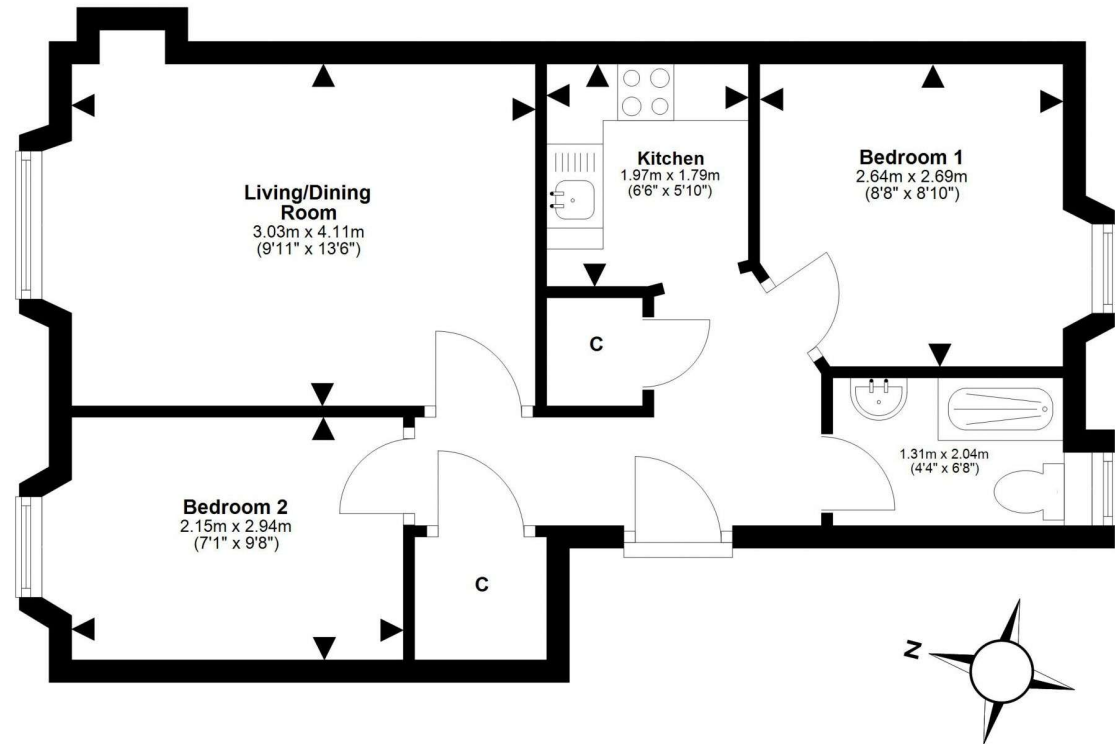
All kitchen appliances such as oven, fridge/freezer, machine machine and tumble dryer are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The ever popular Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including Meadowbank Retail Park, home to Sainsbury's, Lidl and B&M Home Store. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities can be found and the green open space of Holyrood Park is close-by. The refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.