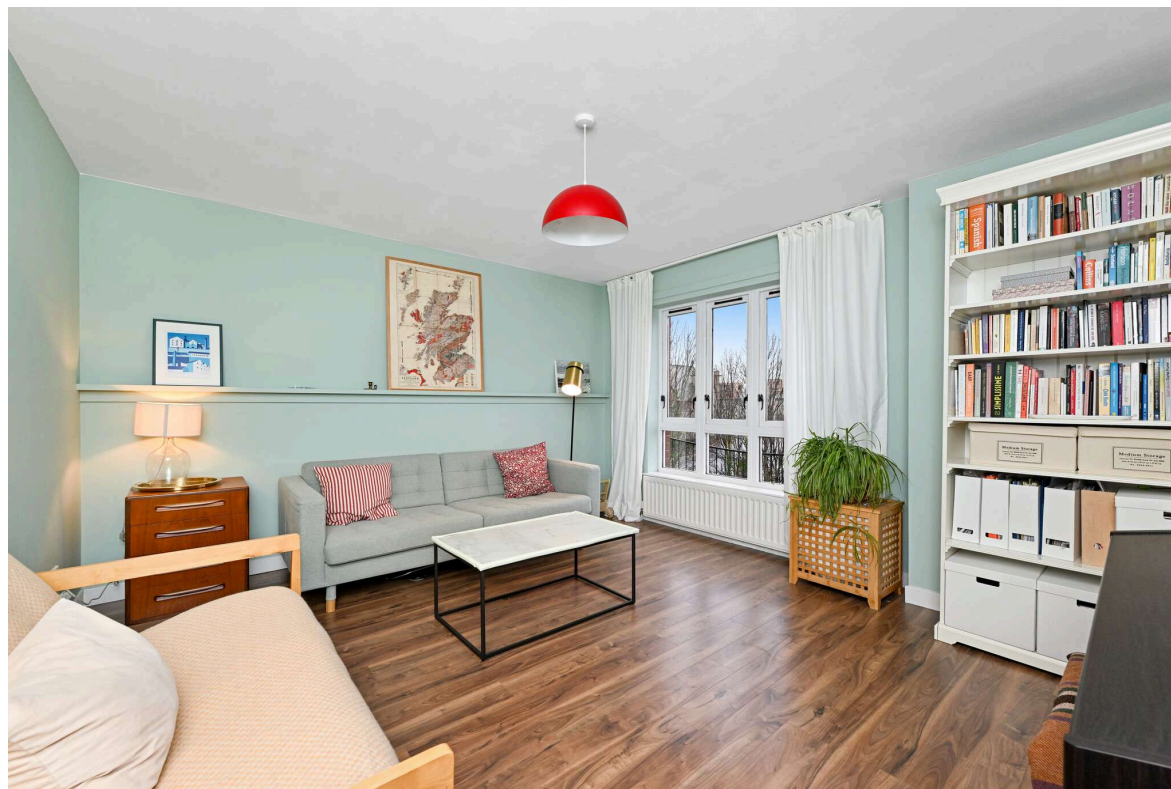




2/7 Moray Park Terrace,
MEADOWBANK | EDINBURGH | EH7 5TH


warners
solicitors & estate agents



2/7 Moray Park Terrace, MEADOWBANK | EDINBURGH | EH7 5TH

Set on a quiet street in the heart of Meadowbank surrounded by excellent local amenities, quick transport links and the vast open green spaces of Arthur's Seat is this immaculately presented and extremely spacious top floor apartment. Boasting views towards Salisbury Crags, an allocated parking space, manicured communal grounds, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises welcoming entrance hallway with two ample sized storage cupboards, a bright lounge with generous space for both relaxing and dining, a contemporary well-equipped breakfasting kitchen/dining room with attractive units, two large double bedrooms (both with built-in mirrored wardrobes) and the flat is completed by a contemporary fully tiled bathroom with shower over bath.

- Modern apartment moments from retail Park and Arthur's Seat
- Allocated parking space and manicured communal grounds
- Welcoming hallway with storage cupboards
- Bright lounge
- Contemporary kitchen
- Two large double bedrooms
- Partially floored attic
- Stylish bathroom with shower over bath

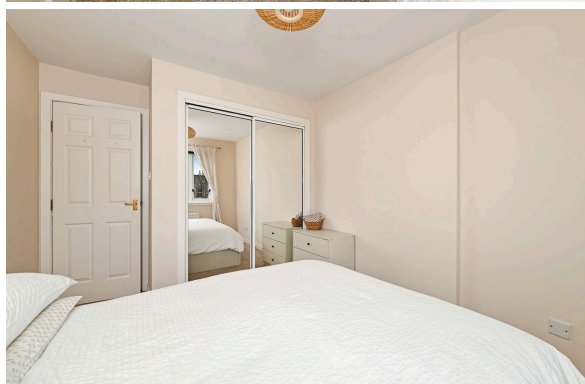
All blinds, fridge/freezer, oven, dishwasher and washing machine. included in sale. EPC Rating C.

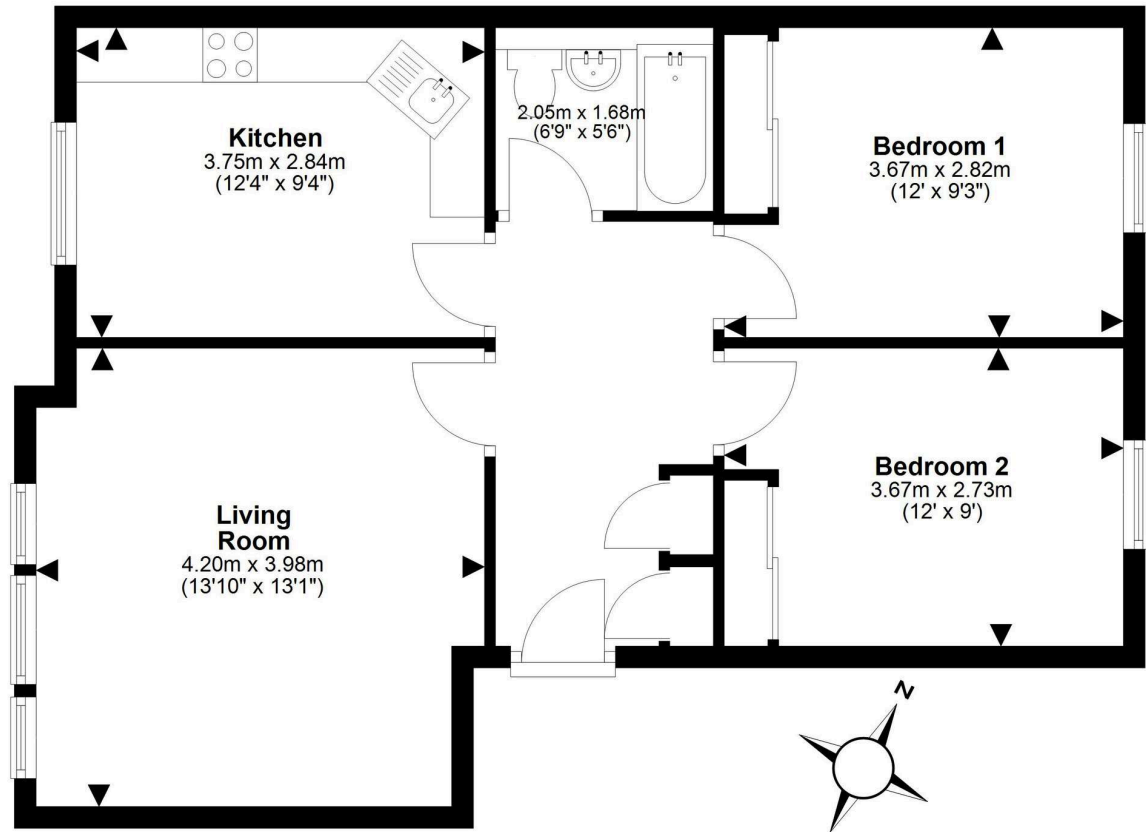
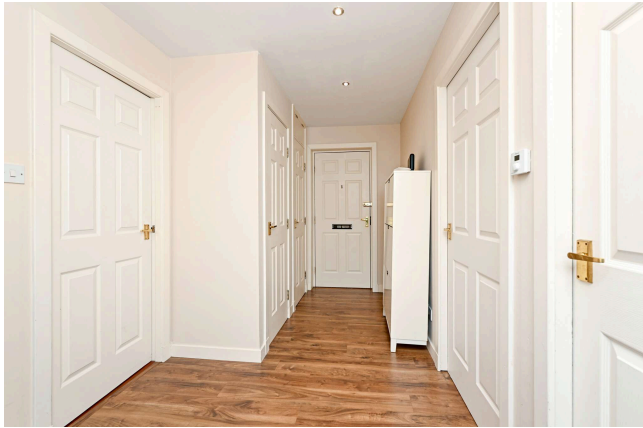
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Factor fees covered by Hacking & Paterson are approximately £73 per month and include stair cleaning, lighting, gardening and landscaping, building insurance, management fee and buildings insurance.

The highly sought-after Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including the impressive Meadowbank Retail Park, home to Sainsbury's, Lidl and the Gym Group. 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 Holyrood Park is close-by. The exciting new St James Quarter at the east end boasts a variety of high-end shops and eateries. The new Meadowbank Sports Centre is only a short walk away with state of the art facilities. An efficient public transport network operates to most parts of the town and surrounding areas. 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.