










## 32/1 Parsons Green Terrace

Meadowbank | Edinburgh | EH8 7AF

Superb opportunity to acquire this charming one-bedroom ground floor flat, forming part of the popular Meadowbank area. Ideally positioned close to the city centre, excellent amenities, and convenient transport links, the property is well suited to first-time buyers, professionals, and buy-to-let investors.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared rear garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



## Description

The accommodation opens with a welcoming entrance hallway, featuring a large storage cupboard for added practicality. The lounge/diner is bright and airy, enjoying a quiet rear aspect. It benefits from a traditional shelved Edinburgh press cupboard along with an additional handy storage cupboard. The well-appointed kitchen is fitted with a range of integrated and freestanding white goods, complemented by wooden worktops, soft-closing units, and partial tiling in splash areas. The bedroom is a comfortable double, also positioned to the rear, and features a generously sized walk-in closet. The bathroom is fitted with a shower over bath and finished with a partially tiled surround. A useful box room adds further versatility, currently arranged with a mezzanine level bed and study space beneath – ideal for home working, guests, or additional storage.

Further benefits include Hive-controlled gas central heating, double glazing, and a secure door entry system.



## Gardens & Parking

Externally, the property benefits from access to a well-kept shared rear garden, while on-street parking is available within the surrounding area.

## Extras

Selected fixtures and fittings, including; integrated gas hob, and oven, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation. No guarantees can be given for the appliances.

## Viewing

By appointment through Neilsons 0131 625 2222.





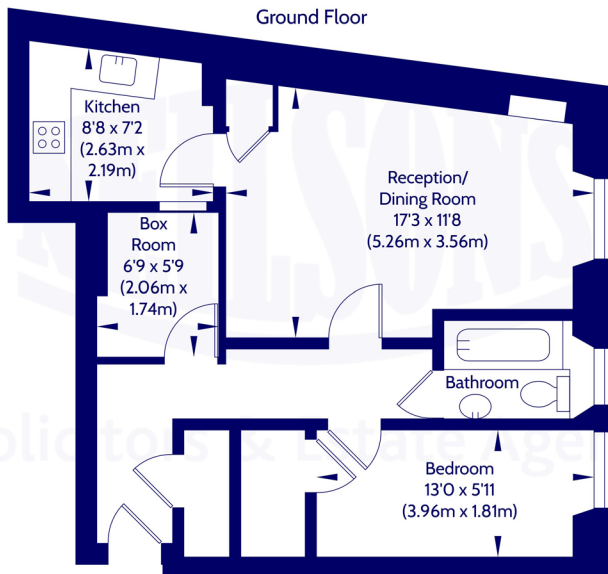
## Location

The popular Meadowbank district of the city which lies 2 miles (approx.) to Edinburgh City Centre and is within 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 48.44 Sq M / 521 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

