



1F3, 7 Meadowbank Place, EDINBURGH, EH8 7AW



Welcome

This stunning first-floor property has been extensively upgraded to an exceptionally high standard, while retaining the beautiful period features that give the home its character. With generous room proportions and stylish interiors throughout, this is a property that truly has to be viewed to be appreciated.

The accommodation comprises a welcoming entrance hallway with two large storage cupboards. Beautiful herringbone oak engineered wood flooring flows from the hallway through to the lounge and kitchen, creating an elegant and cohesive finish. The magnificent front-facing lounge is particularly impressive, with a beautiful bay window formation currently utilised as a dining recess, together with a feature fireplace, cornicing and ceiling rose.

The recently upgraded internal kitchen is finished to an excellent standard with a stylish range of wall and base units, generous worktop space, integrated Neff oven, Neff fridge/freezer and Bosch dishwasher, complemented by recessed spotlights. Quietly positioned to the rear, the generously proportioned principal bedroom offers excellent storage, including a large walk-in cupboard housing the washing machine and cleverly designed concealed storage above the headboard. An upgraded en-suite shower room completes the accommodation. The second bedroom is also generously proportioned and enjoys an attractive outlook over the well-maintained communal gardens, with a decorative feature fireplace and dado rail adding further character. The upgraded main bathroom is beautifully in keeping with the style of the property, featuring a roll-top bath, tiled flooring, attractive mosaic tiling and a window providing natural light. Further improvements include new gas central heating, upgraded electrics and stylish radiators. Original features including cornicing, ceiling roses and traditional-style doors have been carefully retained, perfectly blending period charm with contemporary finishes.

The building itself has also benefited from extensive recent roof repairs with a ten-year guarantee, together with an upgraded communal stairwell and door-entry system. Beautifully maintained communal gardens complete this exceptional property.

A truly stylish home offering period character, generous proportions and an outstanding standard of finish. Early viewing is highly recommended.





Meadowbank

Meadowbank Place enjoys an enviable position, combining excellent access to Edinburgh city centre with an abundance of green space and amenities virtually on the doorstep.

The property is just a stone's throw from Meadowbank Sports Centre, while the magnificent open spaces of Holyrood Park and Arthur's Seat are within easy walking distance, offering some of the city's finest walks and scenery.

Edinburgh city centre is also within walking distance, with excellent public transport links providing quick and convenient connections across the capital. The surrounding area offers a fantastic selection of everyday amenities, including shops, cafés and supermarkets, making this an exceptionally convenient location for city living. With superb transport connections, wonderful outdoor spaces and everything required for day-to-day living close at hand, Meadowbank remains an extremely desirable and well-connected part of Edinburgh

Extras

Included within the sale are window coverings, light fittings. Other items may be available by separate negotiation.



Get in touch

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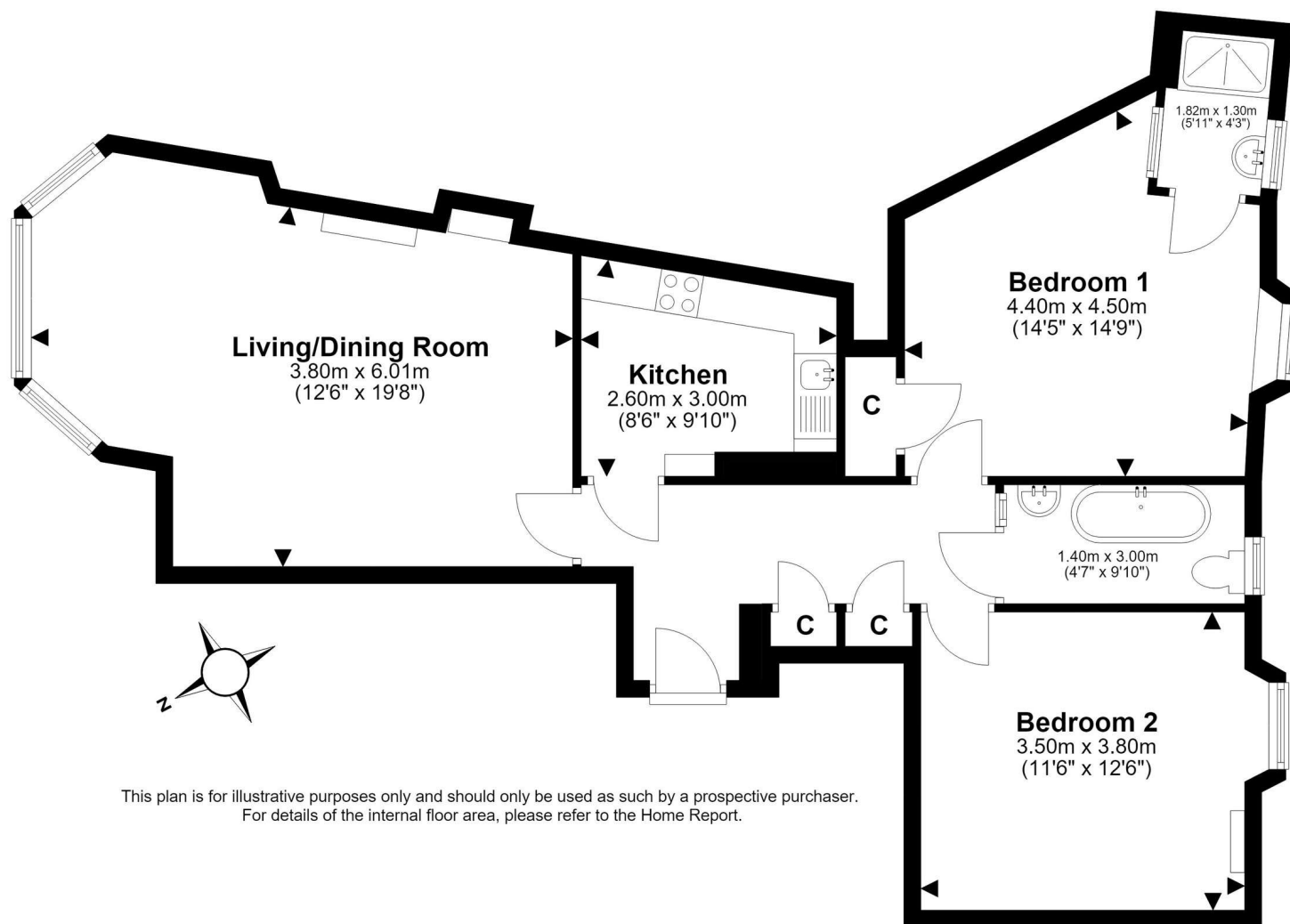
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CHARTERED FIRM

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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.