



36 (1F1) Parsons Green Terrace  
MEADOWBANK | EDINBURGH | EH8 7AF

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solicitors & estate agents



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Nestled in the heart of Meadowbank, moments from Holyrood Park and Arthur's Seat, the new Meadowbank Sports Centre and quick bus links is this spacious first floor apartment. Boasting a four bed HMO license this property would make an ideal buy to let opportunity however could also be easily adapted to make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright lounge, a contemporary kitchen with attractive units, four well-proportioned bedrooms (one linked through a useful study area) and the flat is completed by a stylish bathroom with shower over bath. Further benefits include gas central heating, double glazing and a well-kept communal garden.

- Spacious first floor apartment in the heart of Meadowbank
- Four bedroom HMO License
- Welcoming hallway with deep storage cupboards
- Bright lounge
- Contemporary kitchen
- Four well-proportioned bedrooms
- Study area
- Gas central heating
- Double glazing

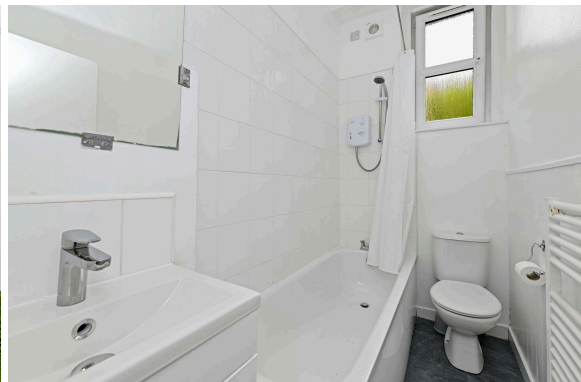
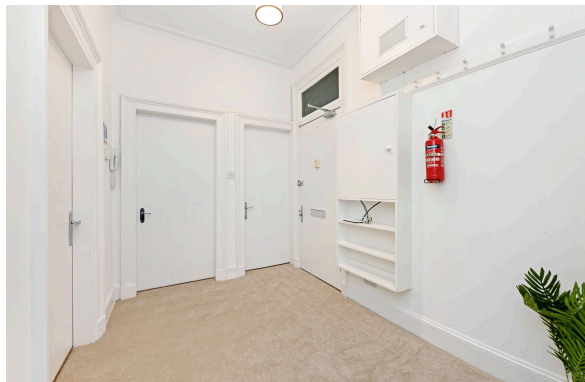
Energy rating C, Council tax band C. There is no factor associated with this property.

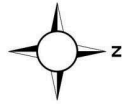
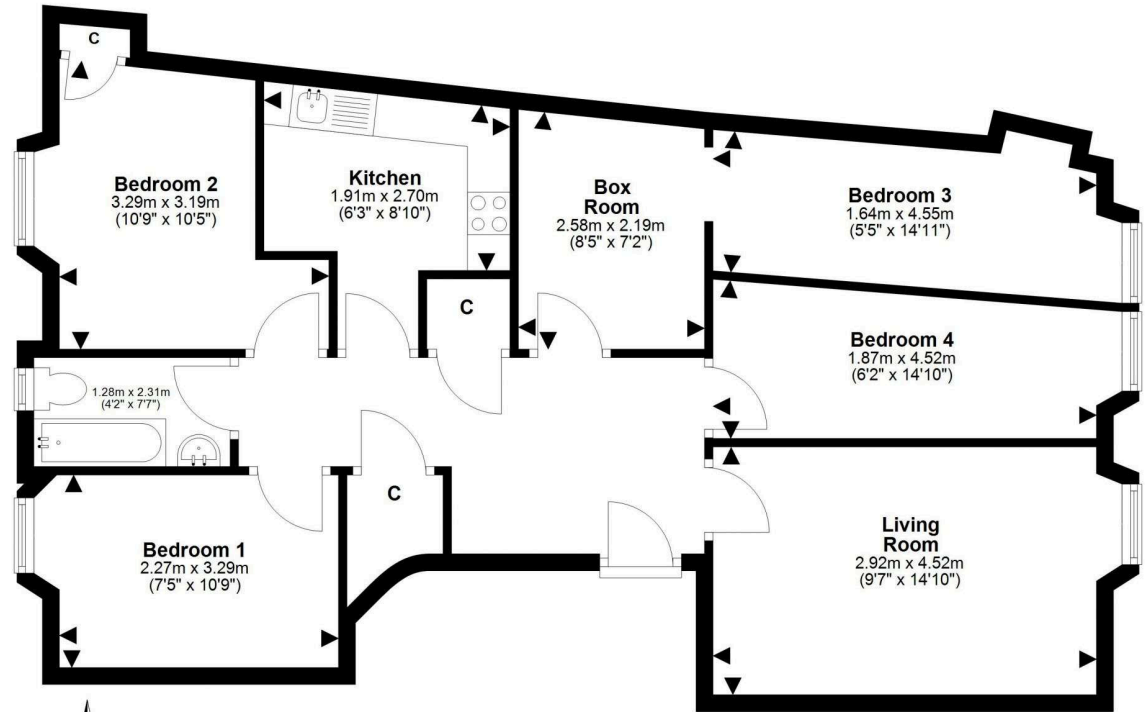
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The ever popular Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including Meadowbank Retail Park, home to Sainsbury's, Lidl and B&M Home Store. The east end of Princes 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.

Property can be sold as seen with all fixtures, fittings and kitchen appliances included in the sale.





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.