






Offers Over
£170,000

91/3 London Road

Meadowbank | Edinburgh | EH7 5TT

This well-presented one-bedroom first-floor flat is located in the highly sought-after Abbeyhill area of Edinburgh. The property is ideally positioned just a stone's throw from Holyrood Park, Meadowbank Sports Centre, and Meadowbank Shopping Centre, while also benefiting from excellent transport links into the city centre and easy access to the A1. It is perfectly suited to first-time buyers and professionals seeking a convenient and vibrant location.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On Street Zoned Permit
-  EPC Rating – D
-  Council Tax Band - B



Description

The accommodation begins with a welcoming hallway that includes two cupboards, providing excellent storage space. The front-facing reception room enjoys stunning views towards Arthur's Seat and features neutral décor, stylish hardwood flooring and high ceilings creating a bright and comfortable living area. The kitchen is fitted with white wall and base units, tiled splashback areas, and a combination of integrated and freestanding appliances, offering a practical and functional cooking space. The rear-facing double bedroom includes carpeting and built-in wardrobes, providing a quiet and spacious retreat with useful storage. Completing the property is a bathroom which features a three-piece suite, an electric shower over the bath, and a shelved cupboard for additional storage.



Extras

The property shall be sold with all fixtures, fittings, integrated and free standing kitchen appliances and fitted floor coverings.

Parking

Parking in the area is a mix of meter and permit parking.

Viewing

Please contact Neilsons on 0131 625 2222.





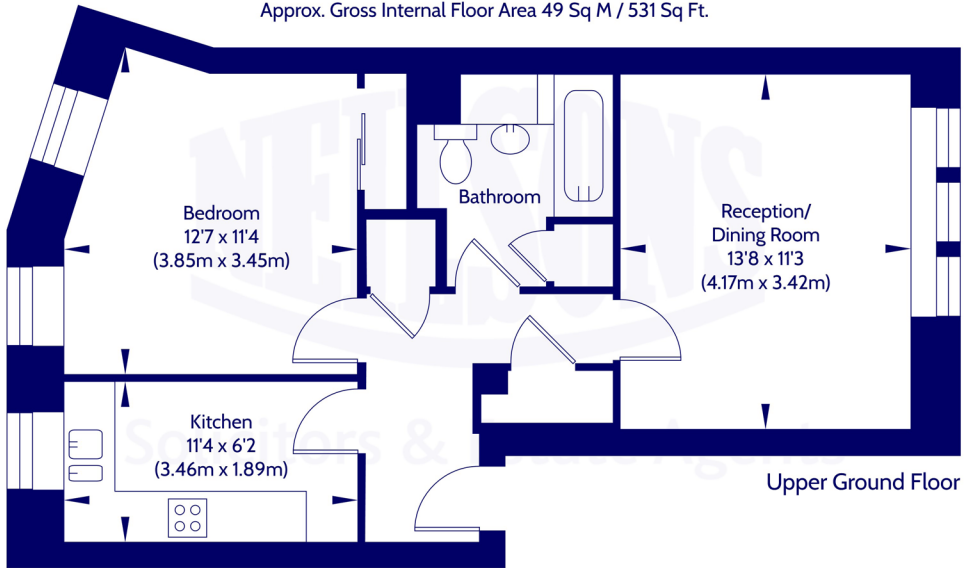
Location

The property is situated in the popular Abbeyhill/ Meadowbank district of the city which lies approximately one mile to the east of Edinburgh City Centre and is well served by a frequent public transport service. The area has a good choice of leisure and retail facilities including the all-new exercise facilities at Meadowbank Stadium 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 nearby as are Leith Links. More extensive amenities can be found in Edinburgh City Centre as well as nearby Easter Road, which boasts a great range of shops and restaurants. Edinburgh City-Bypass and Edinburgh Waverley train station are both within easy travelling distance.





Approx. Gross Internal Floor Area 49 Sq M / 531 Sq Ft.



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

☎ 0131 625 2222

💻 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

