



Offers Over
£210,000

9 (2F2) Royal Park Terrace

Meadowbank | Edinburgh | EH8 8JD

Forming part of a handsome period terrace and enjoying breathtaking views towards the capital's iconic Holyrood Park and Arthur's Seat, is this spacious, two bedroom second floor flat. Ideally positioned close to excellent local amenities, transport links and green spaces, the property now requires modernisation but offers superb potential to create a stylish home in a highly sought after Edinburgh location.

-  2 bedrooms
-  1 public room
-  1 shower room
-  Permit/meter parking
-  Communal garden
-  EPC rating – D
-  Council tax band- C



Description

The accommodation is accessed via secure entry and briefly comprises: welcoming entrance hallway, lounge with storage and electric fire, kitchenette with appliances and a pulley, south facing principal bedroom with an electric fire and stunning open views, double bedroom two, a shower room with a double size cubicle and wash hand basin, and a separate WC. The property further benefits from double glazing.



Extras

Included in the sale will be the electric oven and hob, fridge freezer, washing machine and freestanding wardrobes in bedroom two.

Gardens and Parking

There is a well maintained communal garden and drying green to the rear of the building, and there is permit/meter parking outside.

Viewing

By appointment through Neilsons (0131 625 2222).





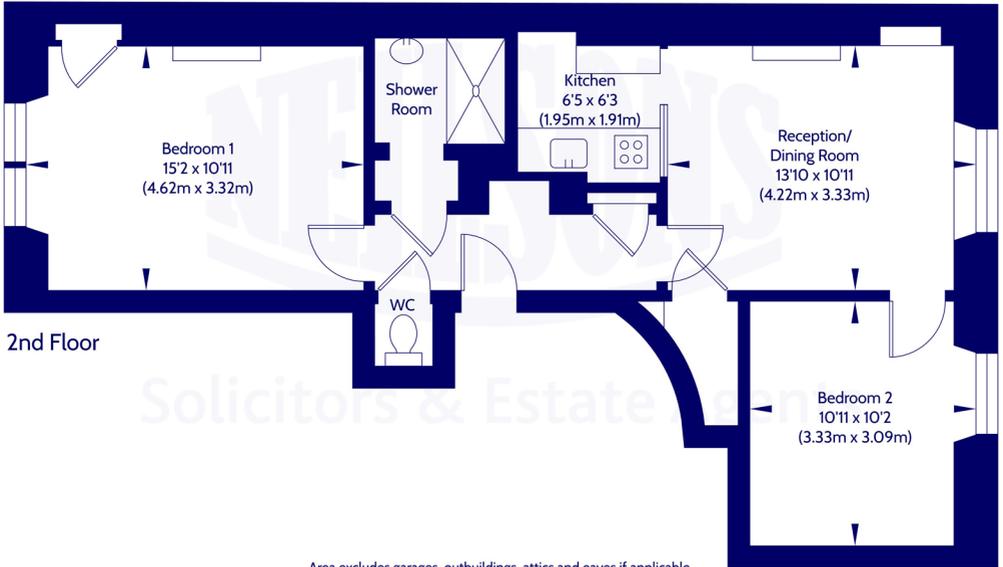
Location

The property is situated in the popular Meadowbank district of the city which lies approximately two miles 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 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 on the doorstep and Leith Links is closeby. More extensive amenities can be found in the city centre as well as nearby Easter Road, which boasts a range of shops and restaurants. Ocean Terminal, 24 hour ASDA & the fantastic variety of shops at Fort Kinnaird are a short drive away. Edinburgh City-Bypass and Edinburgh Waverley train station are both within easy travelling distance.





Approx. Gross Internal Floor Area 57 Sq M / 611 Sq Ft.



2nd 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

☎ 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

