

40 Royal Park Terrace, Meadowbank, Edinburgh, EH8 8JA



## Description

Set adjacent to Holyrood Park and its iconic Arthur's Seat, this unique main door ground and basement level flat enjoys one of the capital's most attractive settings, with central Edinburgh just a short walk or bus journey away, and benefiting of extensive parkland on the doorstep. Presented in immaculate order, the fabulous property boasts from carefully considered interior specification, which features thoughtful design elements and acute attention to detail. With bespoke bedrooms and a German designer kitchen with high spec appliances , the property provides an enticing opportunity for city professionals and families wishing to live close to the city centre but with easy access to green spaces.

## Features

- Unique 2 bed ground and garden level flat
- Adjacent to Holyrood Park and Arthur's Seat
- High sepc interior and in move-in condition
- Open plan living/dining/kitchen offering a superb sociable space
- Master bedroom with en suite shower room
- Guest bedroom
- Family bathroom
- Utility room
- Gas central heating and double glazing
- On street parking

## Extras

The blinds, oven, hob, cooker hood, fridge/freezer and dishwasher are included.

## EPC Rating: C

## Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

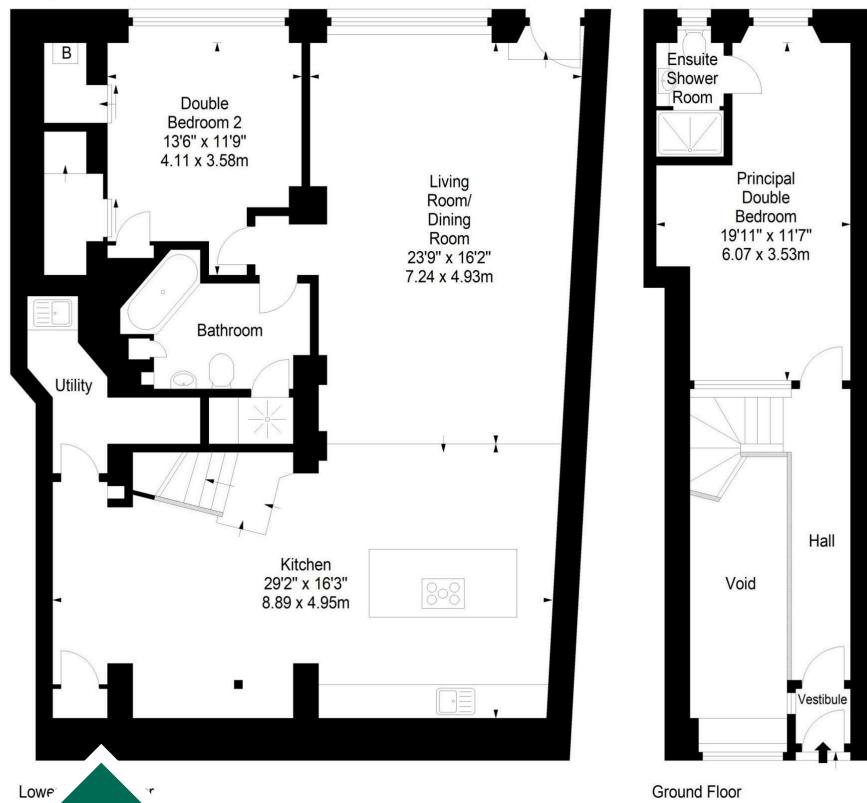
Situated close to Edinburgh's iconic Royal Mile, Meadowbank offers easy access to the world-class entertainment and shopping found in the bustling heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's supermarket plus a number of additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1billion development offering world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which offers everything from multi-purpose sports halls and athletic tracks, to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk-up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, either way enjoying spectacular panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.



Royal Park Terrace,  
Edinburgh,  
Midlothian, EH8 8JA



Approx. Gross Internal Area  
1576 Sq Ft - 146.41 Sq M  
For identification only. Not to scale.  
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