



7/16 Royal Park Terrace, Edinburgh, EH8 8JD





## Welcome

Welcome to Royal Park Terrace, a well-proportioned one-bedroom top floor flat forming part of a traditional tenement building, retaining many period features, boasting the most exceptional, uninterrupted views over Holyrood. The property benefits from a secure entry system, communal garden area to the rear, permit and metered parking available. Ideally located in the sought-after Meadowbank area of Edinburgh, close to an abundance of local amenities, along with swift transport links. Suited to first time buyers, those looking to downsize or investors. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway
- Living and dining room front facing
- Fully fitted kitchen
- Shower room comprising WC, wash hand basin and shower cubicle
- Double bedroom with built in wardrobe storage
- Secure entry system
- Shared rear garden
- Permit and metered parking available







## Abbeyhill

Royal Park Terrace is the road running alongside Holyrood Park. This section of the thoroughfare is particularly appealing as it is opposite Arthur's Seat and comprises similar traditional stone tenements where residents are lucky enough to have a wide selection of amenities, literally "on the doorstep". The city centre is within easy reach, which undoubtedly contributes to the area's desirability. There are excellent local shops and regular bus routes; in addition, there is a choice of supermarkets close-by, and motorists can quickly access the by-pass via the A1 leading on to the main road network in and out of Edinburgh. Leisure is particularly well catered for in Meadowbank Leisure Centre, The Royal Commonwealth Pool (through Holyrood Park); several golf courses and of course the many lovely walks on and around neighbouring Arthur's Seat. Even Portobello and its promenade, beach and shopping is a short journey east

## Agent Notes

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. The block is factored by Lowther with an approximate annual fee of £480.00 which does not include a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



# Get in touch

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EH22 1JB

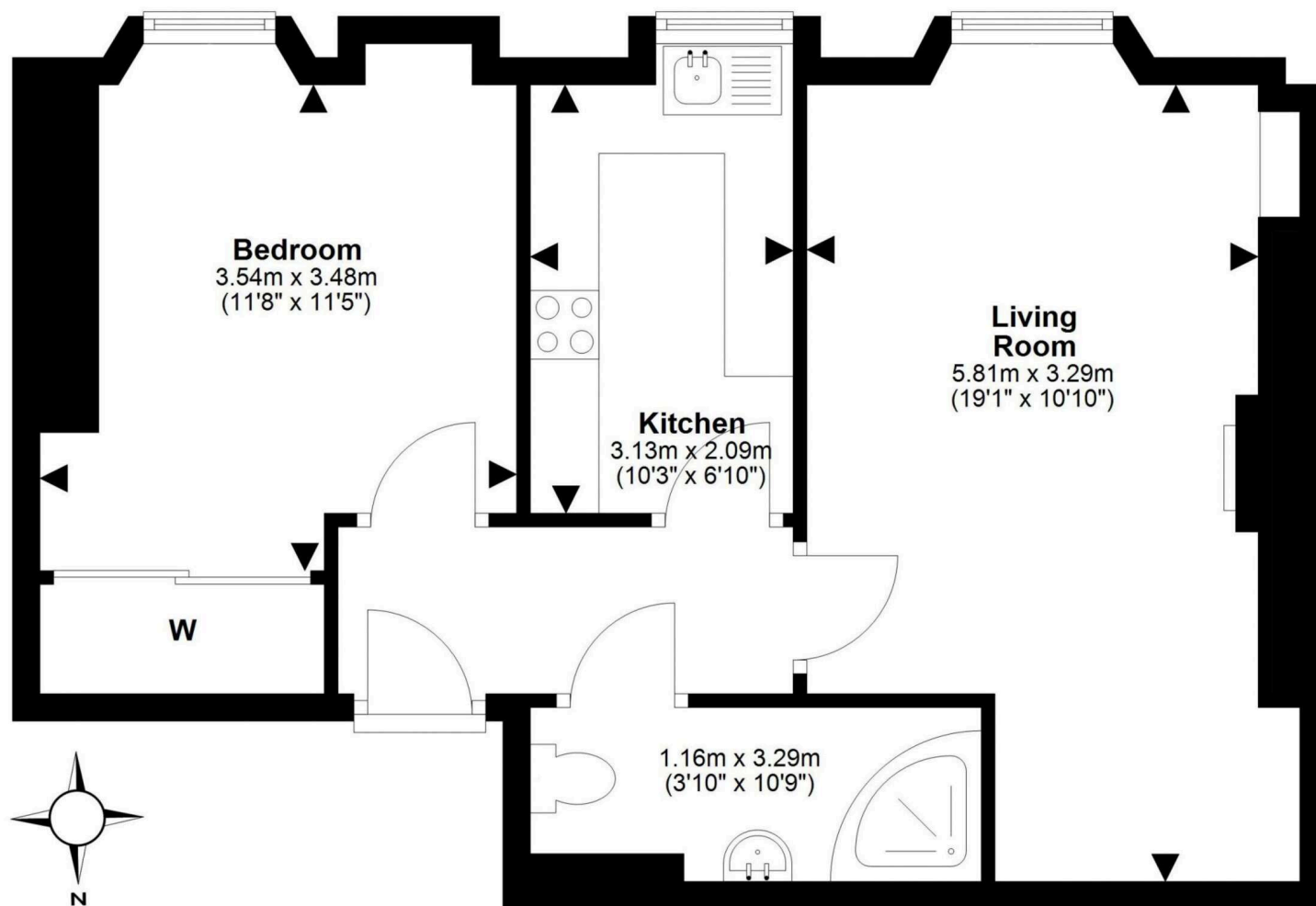
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.