

7 (flat 3) Royal Park Terrace, Meadowbank, Edinburgh, EH8 8JD



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Description

Set adjacent to Holyrood Park and its iconic Arthur's Seat, this beautifully presented first floor 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. Quietly positioned to the rear of a traditional tenement building, the property offers comfortable and easily manageable living space which represents an ideal home for an individual or professional couple.

- Hallway
- Twin windowed living/dining room open plan to a stylishly appointed kitchen
- Double bedroom
- Bathroom with shower over bath
- Separate WC
- Electric heating and double glazing
- Secure entry system
- Shared rear garden
- On street permit parking

Extras

All integrated appliances and wardrobe in bedroom, will be included within the sale.

EPC Rating: D

Factor: The property is factored by Lowther with an approximate annual fee of £480.00, which does not include buildings insurance.

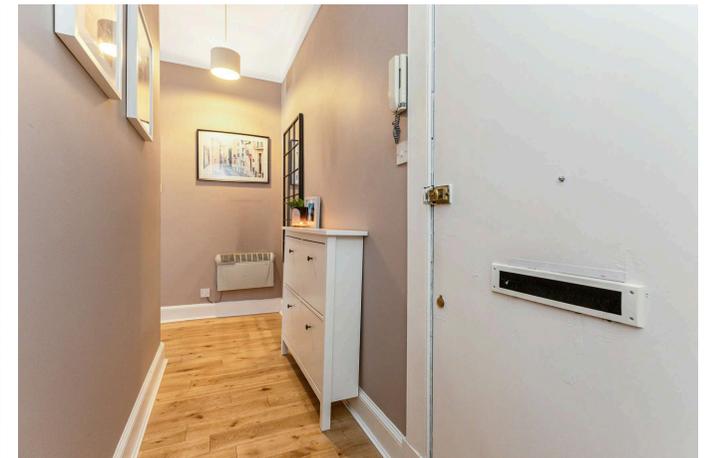
Price and Viewing

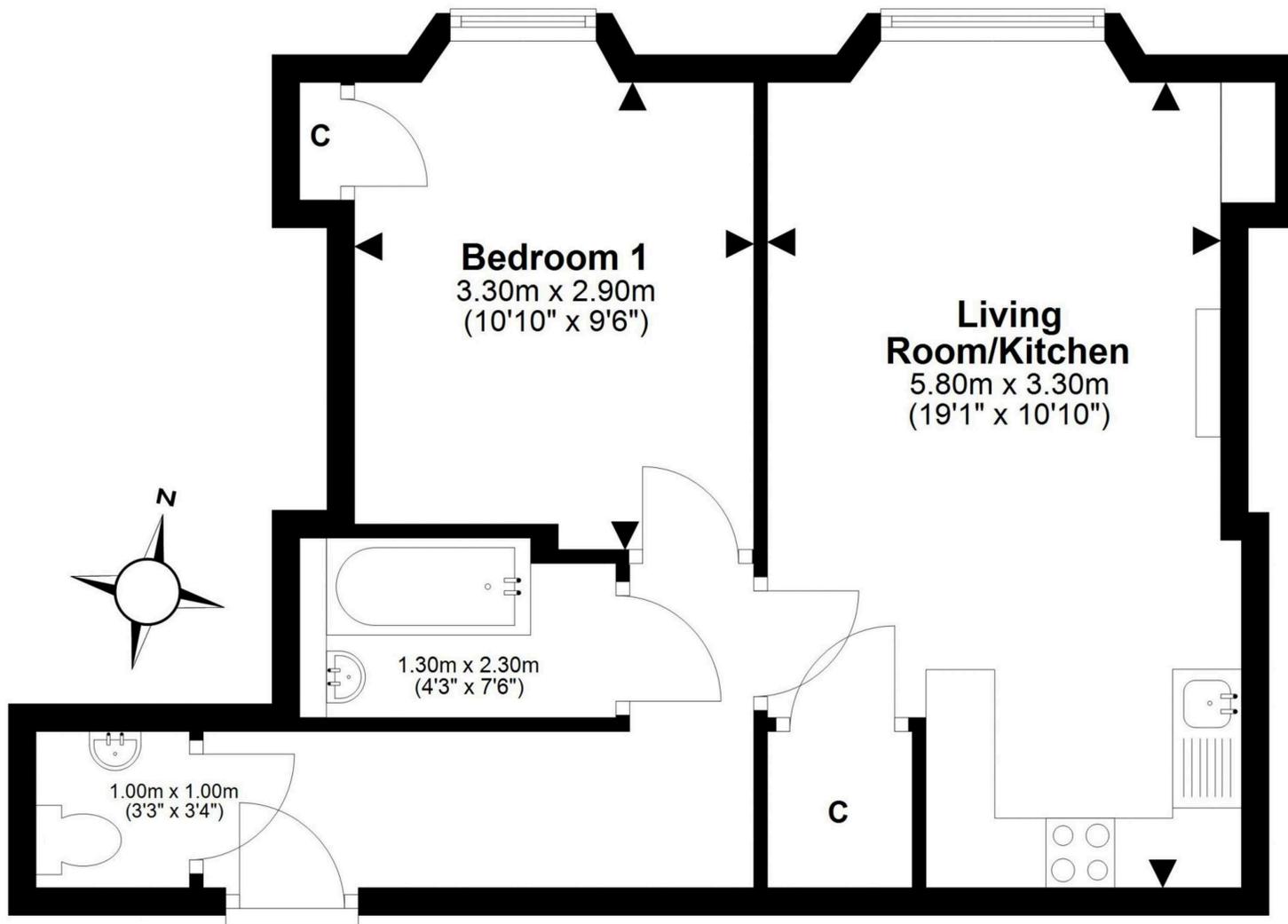
For price and viewing information or further details on this property please contact us on 0131 557 3188.



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.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

