

MEADOWBANK

15/7 CLOCKMILL LANE
EH8 8HY



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EPC RATING: C

OFFERS OVER £240,000

PROPERTY DESCRIPTION

- Open hallway with handy storage cupboard
- Spacious & bright open plan living/kitchen/dining area with fully fitted kitchen, two sets of French doors with Juliet balconies and lots of space for relaxing & entertaining
- Principal bedroom with fitted wardrobes
- Ensuite shower room with shower cubicle, sink & wc
- Second double bedroom with fitted wardrobe
- Modern bathroom with bath with mixer tap, sink & wc
- Gas central heating from combi boiler located in the kitchen
- Upvc double glazed windows
- Well maintained communal areas factored by James Gibb at a cost of £300 per quarter to cover maintenance of the building & grounds, together with block buildings insurance
- Allocated parking space in secure communal garage and residents' permit parking in the street



VIEWING

Sun 2-4 or call
Jardine Phillips
0131 4466850





WELL PRESENTED, MODERN TWO BED TWO BATH SECOND FLOOR FLAT IN TRENDY ABBEYHILL

Located in this very popular area, this superb property is ready to move into with its spacious open plan living/kitchen/dining room, two double bedrooms, one with ensuite shower room and a further family bathroom. This would make an ideal home for first time buyers or investors. It is within walking distance of the varied shopping & amenities of Easter Road and a short stroll or bus ride into the city centre. Added to this, the stunning Holyrood Park is on your doorstep and the new Meadowbank Stadium is just a few minutes' walk away, making you spoil for choice for leisure pursuits with this apartment.

AREA

Abbeyhill is a sought after area located to the east of Edinburgh which is well served by frequent bus services offering easy, direct links to Edinburgh city centre. The open spaces of Holyrood Park and Arthur's Seat are close by, offering some delightful walks and running trails. This also gives easy walking access to the Scottish Parliament, Holyrood Palace & the Royal Mile. Portobello, with its beach, promenade and eclectic range of shops & cafes, is also within easy reach. There are useful shopping facilities close by, including a good selection of shops & cafes at Meadowbank Retail Park and on Easter Road. The property is in the catchment for well renowned schools, including Abbey Hill & St Ninian's RC Primary Schools and Drummond Community & Holy Rood RC High Schools. There are also frequent buses into the city centre and there is easy access to the city bypass and the A1.

PARKING

Allocated parking space in secure communal garage

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, integrated fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£250,000

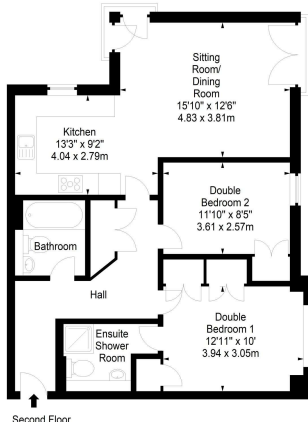


Living/dining room	15'10 x 12'6 (4.83 x 3.81m)
Kitchen	13'3 x 9'2 4.04 x 2.79m)
Bedroom 1	12'11 x 10' (3.94 x 3.05m)
Bedroom 2	11'10 x 8'5 (3.61 x 2.57m)

Clockmill Lane,
Edinburgh,
Midlothian, EH8 8HY



Approx. Gross Internal Area
826 Sq Ft - 76.74 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

