



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**25/2 ROYAL PARK TERRACE**

Meadowbank, Edinburgh, EH8 8JB



Offering beautifully presented accommodation, with contemporary fixtures and fittings, tasteful décor, and characterful original features, this first-floor flat forms part of a traditional tenement building in Meadowbank, with views of Holyrood Park and Arthur's Seat. A secure shared entrance and stairwell take you to the flat's front door on the first floor, where an airy, high-ceilinged hallway (with built-in storage) welcomes you inside and immediately sets the tone for the interiors to follow with navy-blue décor and wood flooring. To the right of the hall lies a living room, with large twin south-facing windows framing wonderful open views of Holyrood Park and the iconic Arthur's Seat. The room offers plenty of space for furniture, all arranged around a beautiful fireplace, and it is elegantly presented with soft dove-grey décor, wood flooring, and delightful cornicing. The room is accompanied by a box room and an open Edinburgh press with display shelving.



## FEATURES

- Traditional first-floor flat in Meadowbank
- Wonderful views of Holyrood Park and Arthur's Seat
- Beautifully presented, contemporary interiors and period features
- Secure shared entrance and stairwell
- Welcoming hall with built-in storage
- Generous, south-facing living room with fireplace
- Spacious, well-appointed dining kitchen
- Two comfortable, elegantly presented bedrooms
- Stylish shower room
- Shared rear garden
- On-street permit parking (Zone N6)





Along the hall you will find a kitchen, where a wide range of attractive, white cabinets are accompanied by wood worktops, a ceramic sink, eye-catching splashback tiling, and neutral décor, as well as a dark-green feature wall. The room also has a large alcove that is perfect as a seated dining area, and a useful pantry cupboard. The flat accommodates two bedrooms: one spacious double enjoying the same south-facing aspect and fantastic views as the living room, and a good-sized single. The sleeping areas are both tastefully decorated, with one carpeted for optimum comfort underfoot and the other featuring handsome wood flooring. Finally, a stylish shower room completes the accommodation on offer and comprises a shower enclosure, a WC-suite set into storage, a mirrored, wall-mounted vanity cabinet, and a tall chrome towel radiator, all enveloped by neutral décor and chic mint-green tiling.

Externally, the flat enjoys access to a shared rear garden, whilst on-street permit parking falls under Zone N6.

Extras: Integrated kitchen appliances comprising a double oven, an induction hob, an extractor hood, a dishwasher and a fridge/freezer, as well as a freestanding washer/dryer, will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

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## MEADOWBANK

Situated to the east of the city centre and directly north of majestic Holyrood Park, the thriving suburb of Meadowbank is cherished for its leafy streets, vibrant social scene and excellent local amenities. Meadowbank Shopping Park is home to a selection of retail outlets and a large Sainsbury's supermarket, while nearby Easter Road is lined with an array of local shops and businesses, plus a vibrant blend of cafes, pubs, and restaurants. Residents of Meadowbank have a whole host of sport and fitness activities right on their doorstep, and the re-opening of Meadowbank Sports Centre offers state-of-the-art facilities including athletics tracks, sports halls, a gym, and fitness studios. For those who prefer to exercise in the great outdoors, the vast open space of scenic Holyrood Park is perfect for relaxed strolls or cycles, and an invigorating hike up Arthur's Seat promises breath-taking views of Edinburgh's iconic cityscape. Meadowbank is within the catchment area for early years and primary schooling and is popular with city workers, with swift links to the beachfront at Portobello and into the centre via London Road by car, bus, or bike, as well as convenient access to the A1 and Edinburgh City Bypass.

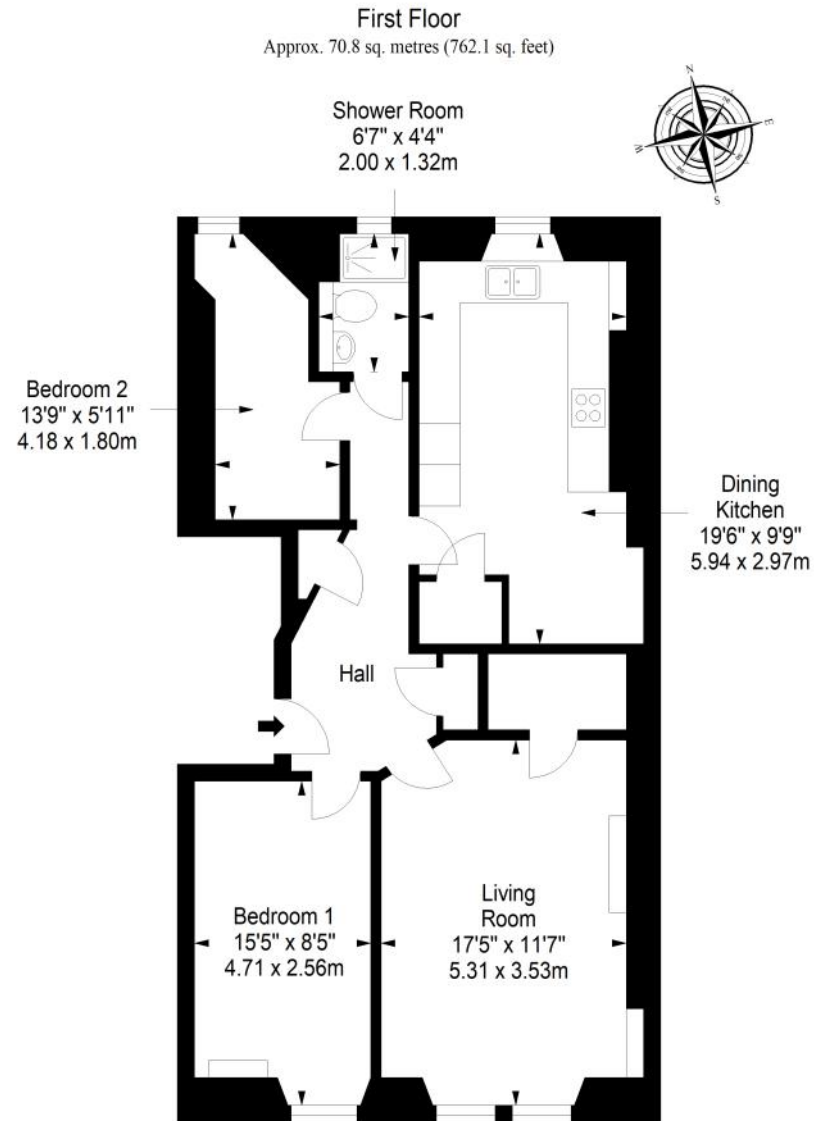
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 70.8 sq. metres (762.1 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

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## GLASGOW

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## EAST LOTHIAN

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## DUNDEE

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## BORDERS

01890 880 008



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