



16/9 Hillend Place

Meadowbank, Edinburgh, EH8 7AE



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Rarely available studio apartment, close to the city centre

- Spacious sitting room
- Kitchen with dining table
- Bedroom area
- Modern shower room
- Excellent location
- Free off-street parking
- Well-maintained shared garden
- Electric heating & triple glazing



Fixed Price:

£149,995



Further information can be found in the home report.

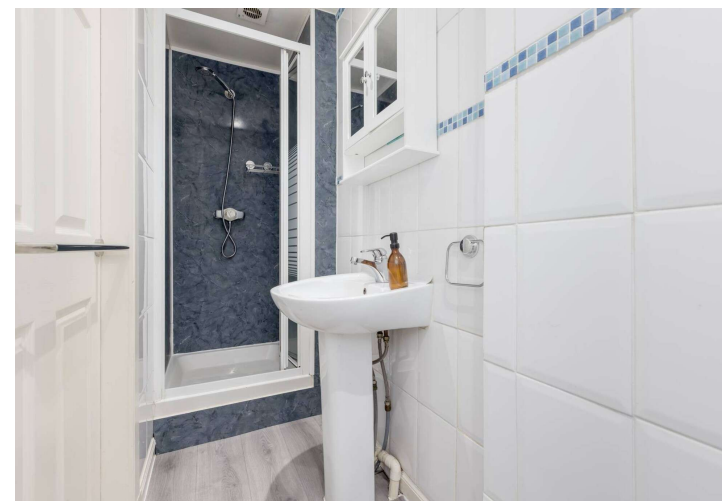
About the Property

Rarely available studio apartment presented in well-maintained condition throughout, conveniently positioned in the highly sought-after Meadowbank area, close to excellent local amenities, Holyrood Park and the City Centre.

Accessed via a rear balcony stair the property is bright and spacious, it further benefits from triple glazing along with a newly fitted front door. It is ideally suited to a first-time buyer or as a buy-to-let investment, so early viewing is highly recommended.

Extras

To include all fitted floor coverings, blinds, light fittings, along with the white goods - washing machine, fridge/freezer, oven, gas hob & extractor.





Floor Plan

16 Flat 9 Hillend Place, Edinburgh, Midlothian, EH8 7AE



Second Floor



Flat - Approx. Gross Internal Area - 357 Sq Ft - 33.17 Sq M

For identification only. Not to scale. © SquareFoot 2026



Location

Meadowbank lies a short distance to the east of Edinburgh's city centre. There are fantastic local shops nearby which cater for everyday needs with larger shopping requirements provided at Meadowbank Retail Park, and Princes Street is just a short distance away. The Omni Centre and St James Quarter are also close-by providing excellent shopping, cinemas and a choice of restaurants. For local outdoor recreation Holyrood Park, home to Edinburgh's iconic Arthur's Seat, is within easy reach and Portobello beach is just a short drive away. Regular bus services provide ease of travelling to the city centre and the surrounding area. Excellent schooling is represented in both the state and private sector.





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