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SOLICITORS & ESTATE AGENTS



28 LILYHILL TERRACE

MEADOWBANK, EDINBURGH, EH8 7DU



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WELCOME TO

28 LILYHILL TERRACE, MEADOWBANK

Introducing a two-bedroom mid-terrace house with spacious rooms and enclosed gardens. Enjoying a prime setting in sought-after Meadowbank, this home is an ideal residence for city professionals, first-time buyers, and small families alike. It is positioned close to Arthur's Seat in easy reach of superb amenities (including the local shopping park), a choice of bars and eateries, and a modern sports centre. Bus links are just a stroll away and the city centre can be reached in as little as 10 minutes whether travelling by car or public transport. Whilst the interiors would benefit from cosmetic modernisation, this property remains an enticing prospect for buyers seeking a bright and airy home in a coveted location.

THE HIGHLIGHTS

- A bright and spacious mid-terrace house
- Prime location in sought-after Meadowbank
- Low-maintenance front and rear gardens
- Vestibule and hall with understairs storage
- Spacious living/dining room with bay window
- Breakfasting kitchen with utility cupboard
- Two double bedrooms (one with wardrobe)
- Bright 3pc bathroom with overhead shower
- Unrestricted on-street parking
- Gas central heating and double glazing





TAKE A LOOK AROUND

Moving inside, you are greeted by a vestibule and hall that offers understairs storage. The living/dining room is on the left, enjoying spacious dimensions fronted by a bay window for lots of natural light. It is decorated in an attractive hue and is framed by a gas fireplace, which forms a focal point for arranging furniture. On-hand storage adds further practicality. Next door, the kitchen is fitted with a breakfast bar, as well as additional storage and a utility cupboard. It provides access to the rear garden, and comes with an electric cooker and a washing machine.

HEAD ON UP

The two bedrooms are both light and airy doubles with feature fireplaces. The principal bedroom also boasts a built-in mirrored wardrobe and a fitted vanity table with further storage above. The second bedroom, on the other hand, benefits from a rear garden outlook. Serving the bedrooms is a bright three-piece bathroom with an overhead shower. Gas central heating and double glazing ensure year-round comfort and efficiency.



THE DETAILS

To be sold as seen, including all fitted floor and window coverings, light fittings, an electric cooker, and a washing machine. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





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TWO DOUBLE BEDROOMS,
A BRIGHT BATHROOM WITH
OVERHEAD SHOWER AND
LOW-MAINTENANCE FRONT
AND REAR GARDENS





TOUR THE GROUNDS

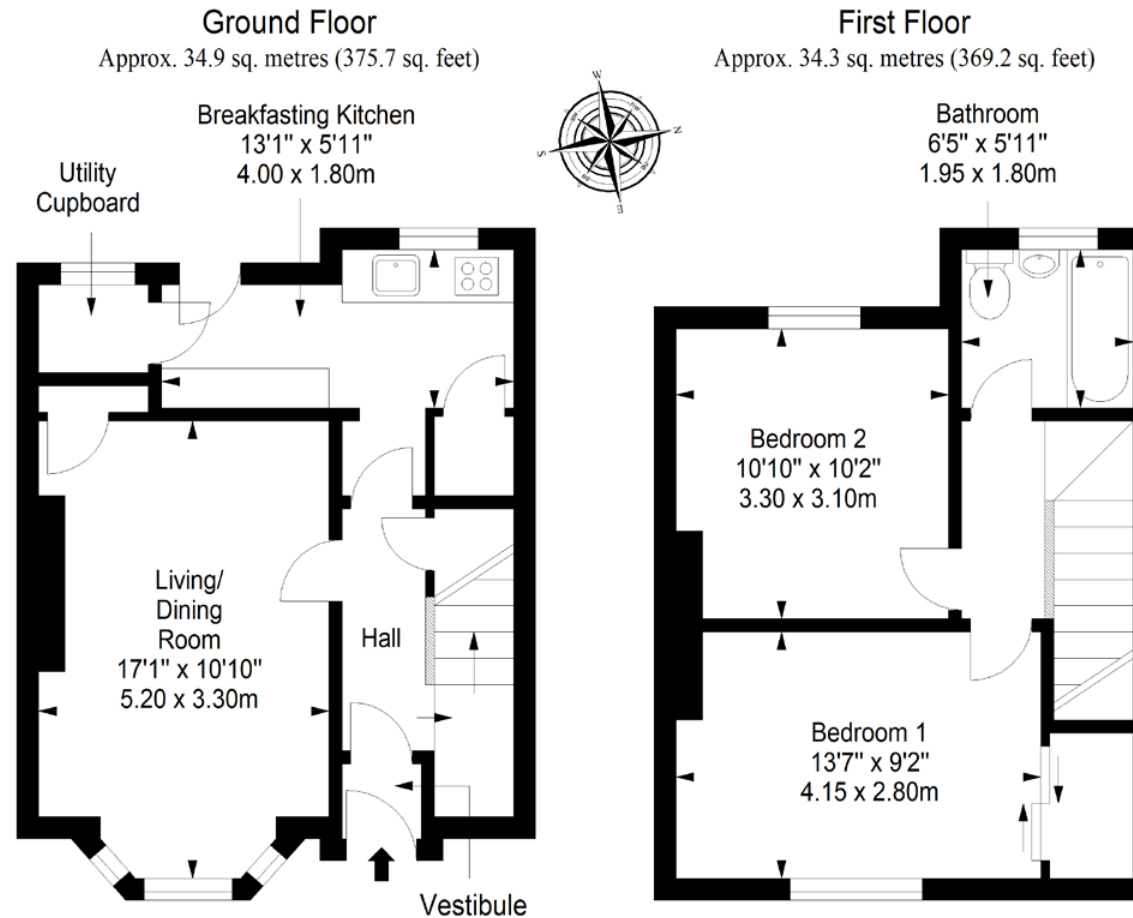
The home is flanked by low-maintenance gardens to the front and rear, both of which are enclosed. The rear garden has the larger footprint and is ideal for summer barbecues. It is also dotted with mature plants. Parking along Lilyhill Terrace is on street and unrestricted.

TELL US ABOUT

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 into the centre via London Road by car, bus, or bike, as well as convenient access to the A1 and Edinburgh City Bypass.

FLOORPLAN



Total area: approx. 69.2 sq. metres (744.9 sq. feet)

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