



Offers Over
£49,995

5 Sunnybank Terrace

Meadowbank | Edinburgh | EH7 5TW

This attractive main-door one-bedroom ground-floor flat forms part of a quarter-share ownership property and is ideally located within the highly desirable Meadowbank area of Edinburgh. The property enjoys a convenient setting close to an excellent range of local amenities, including the nearby Meadowbank Shopping Park, a state-of-the-art sports centre and a varied selection of cafes and eateries. Regular bus services are available just a short walk away, providing swift and easy access to the city centre. In addition, Lochend Park and Holyrood Park, home to Arthur's Seat, are both within comfortable reach, offering superb outdoor recreational opportunities.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Private Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

The accommodation is accessed via a private vestibule which leads directly into the bright reception room. Positioned to the front of the property, the living space enjoys a pleasant outlook over the courtyard and is finished with modern décor and carpeted flooring. A useful storage area with shelving is also incorporated, adding practicality to the space. To the rear, the fitted kitchen is equipped with white wall and base units, complemented by tiled splashback areas. A combination of integrated and freestanding appliances is included, and a rear door provides direct access to the garden, making this a functional and well-laid-out kitchen. The bedroom is a well-proportioned double room, benefiting from mirror-fronted built-in wardrobes which provide excellent storage. Completing the accommodation is the shower room, fitted with a white suite and featuring a corner glass shower cubicle with a dual-headed thermostatic shower.



Please note that this property is being advertised as a shared ownership, in where you will purchase 25% of the property, the remaining 75% will be under the ownership of Link Housing. An occupancy payment of £284.64 per month is made directly to Link Housing. Please note this rent figure may change during your ownership. An application shall be required, please contact for further details.

The development is also managed by the factor C-urb 6 Ltd or at a cost of £158.84 for the year along with a separate payment of £120.44 for buildings insurance.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the rear garden has been attractively landscaped and features a patio area alongside artificial turf, creating a low-maintenance outdoor space ideal for relaxation. The development also has ample residents parking available.

Viewing

Please contact Neilsons on 0131 625 2222.



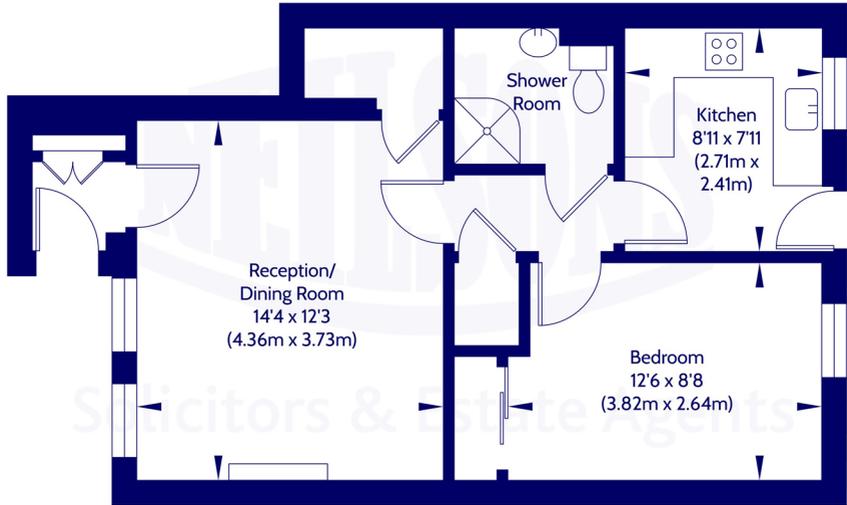


Location

The property is situated in the popular Meadowbank district of the city which lies approximately two miles to the east of Edinburgh City Centre and is well served by a frequent public transport service. The area has a good choice of leisure and retail facilities including the all-new exercise facilities at Meadowbank Stadium and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are nearby as are Leith Links. More extensive amenities can be found in Edinburgh City Centre as well as nearby Easter Road, which boasts a great range of shops and restaurants. Ocean Terminal and ASDA/Fort Kinnaird are short bus-rides away. Edinburgh City-Bypass and Edinburgh Waverley train station are both within easy travelling distance.



Approx. Gross Internal Floor Area 45 Sq M / 488 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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