










Offers Over

**£297,500**

## 11 Meadowbank Terrace

Meadowbank | Edinburgh | EH8 7AR

Main-door ground-floor apartment, exquisitely presented, nestled within a charming traditional tenement in the sought-after area of Meadowbank. Situated just moments away from Arthur's Seat as well as an array of local conveniences, including the new Meadowbank Sports Centre across the road. This property is in pristine condition, and benefits from a private front garden and a sunny south-facing shared garden to the rear making it ideal home for professionals and young families. Early viewing is strongly advised to fully appreciate its full potential.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
- 1 Boxroom
-  Permit/metered parking
-  Private Front & Communal Rear Garden
-  EPC Rating – D
-  Council Tax Band – C



## Description

Upon entry, you're greeted by an entrance vestibule boasting original tiled flooring. The hallway offers ample storage space, leading into the living room which boasts triple glazing sash windows, an open fireplace also with original tiles, and an Edinburgh Press. Adjacent to the living room is the versatile box room, an ideal office space for working from home. The bright modern kitchen showcases sleek white gloss wall and base units, complemented by blue splashback tiling, complete with dining area and breakfast bar and offers direct access to the large rear garden. The principal bedroom overlooks the tranquil rear garden and provides space for free-standing furniture, while the second double bedroom features a front aspect and laminate flooring. The bathroom boasts a three-piece white suite, power shower and is fully tiled for convenience and style.





## Extras

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

## Gardens & Parking

A meticulously kept quiet communal garden graces the rear of the property, offering a peaceful retreat all year round and a sun trap during the warmer months. Additionally, there's a private section of garden ground at the front, that enjoys evening sun during the summer. Permit or metered parking is conveniently available in the front and surrounding area.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

The property is situated in the popular Meadowbank district of the city which is 2 miles (approx.) to Edinburgh City Centre, Royal Mile and Holyrood Palace. The area has a good choice of leisure and shopping facilities, Meadowbank Sports Centre 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 a stone's throw from the property with the iconic Portobello beach just a short journey away. Many of central Edinburgh's fantastic array of attractions, art galleries, restaurants and the impressive St James Quarter, are within close proximity, together with Edinburgh City Bypass and Edinburgh Waverley train station.

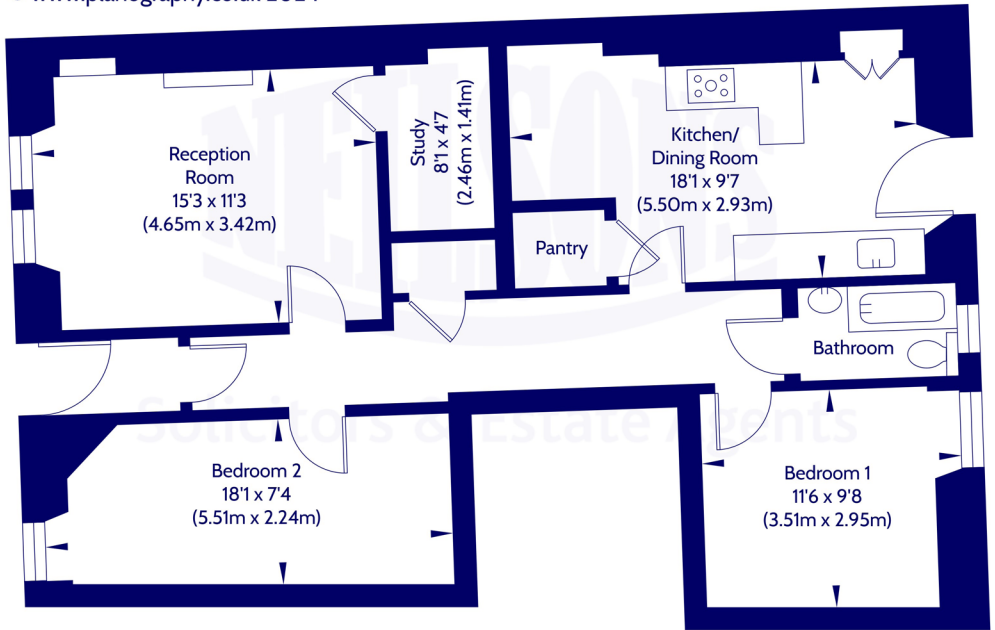


## Ground Floor

Approx. Internal Area 77.73 Sq M / 837 Sq Ft.

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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