



6/6 MORAY PARK TERRACE

MEADOWBANK, EDINBURGH, EH7 5TN



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Enjoying a prime location in Meadowbank, only a stone's throw from the fantastic Meadowbank Shopping Park and within strolling distance of Arthur's Seat, this spacious and sunny west-facing flat with a private allocated parking space, is an ideal first-time buy or buy-to-let investment.

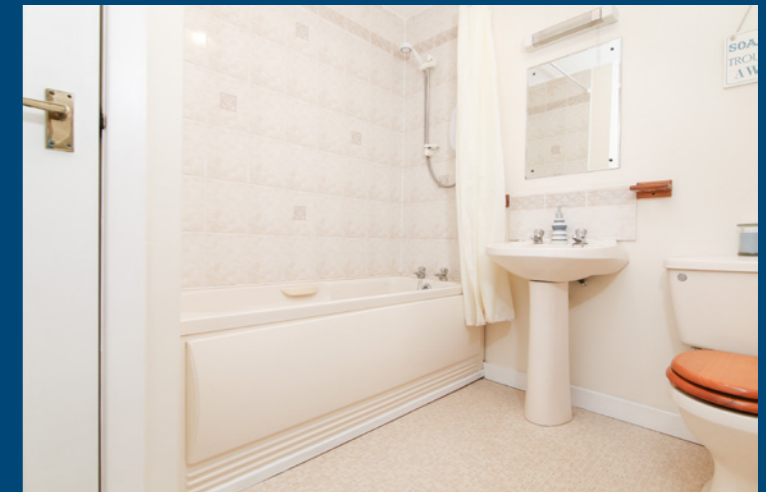
Situated on the first floor of a mature, modern development with communal grounds, a secure entry phone system gives access to the building.

Once inside, you are welcomed a handy vestibule, which in turn gives access to an entrance hall, with a fitted storage cupboard. Enjoying a sunny and double aspect, with triple windows offering city views all the way to Calton Hill, is a spacious living/dining room. Fitted with quality neutral carpets and matching décor (features found throughout the property), this reception room offers a bright and airy ambience, ideal for relaxing, dining and socialising. The fully fitted kitchen comes with ample wall and base units neatly hiding an integrated fridge, freezer, gas hob, electric oven and extractor hood, with undercounter space for a washer/dryer. The generous double bedroom also enjoys a bright and sunny profile and comes with a fitted mirrored wardrobe and ample space for bedroom furniture. Completing this city home is a bathroom with a matching three-piece-suite and a shower-over-bath. Gas central heating and double glazing ensure a warm yet cost-effective living environment all year round.

Externally, the property has access to maintained communal grounds and residents' parking with an allocated private parking space.

Factors: The development is factored by Hacking & Paterson for approximately £60 per month which includes maintenance of the communal areas, and buildings' insurance.

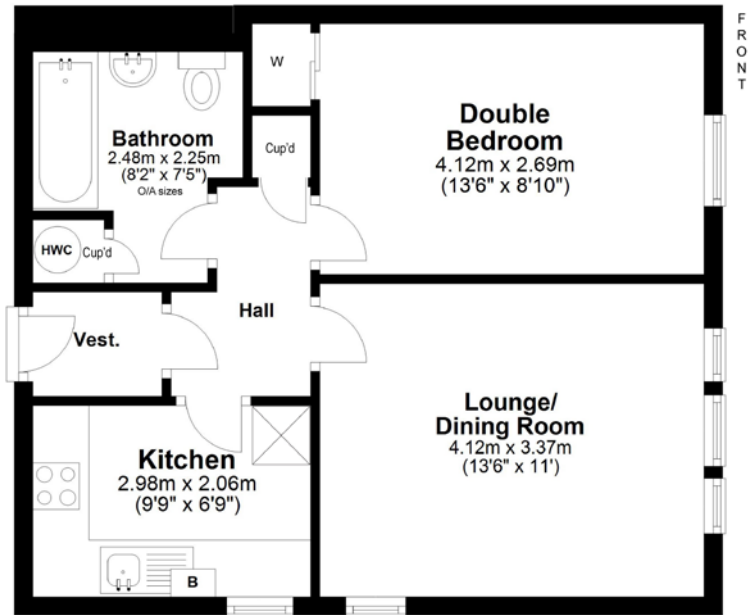
Extras: Included in the sale are all the integrated kitchen appliances, the washer/dryer light fittings and fitted floorcoverings. All furniture available by separate negotiation.



Meadowbank, Edinburgh

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 business, 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 by 2021, will benefit from the re-opening of Meadowbank Sports Centre with 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, or why not take an invigorating hike up Arthur's Seat for breath-taking views of Edinburgh's iconic cityscape. Meadowbank is within the catchment area for early years and primary schooling at Parsons Green Primary School, followed by secondary education at Portobello High School. Popular with city workers, Meadowbank enjoys swift and easy 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 and Sizes are for illustrative purposes only. Not to scale



First Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.

