

COULTERS[®]

WELCOME TO:

QUEEN'S PARK COURT

20 Queen's Park Court, Meadowbank, Edinburgh, EH8 7DY



QUEEN'S PARK
COURT

QUEEN'S PARK COURT AT A GLANCE:



Popular Meadowbank location



Traditional apartment



Balcony with spectacular views



Excellent links into city centre



Holyrood Park on the doorstep



Exceptional local amenities

EXTRAS:

All fixtures and fittings, including; light fittings (except the one in the living room), carpets and fitted floor coverings. The washing machine and fridge/freezer are not included in the sale. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Boasting some of the most spectacular views, this is a spacious three-bedroom apartment on the edge of Holyrood Park in popular Meadowbank. A fourth-floor property, it is in move-in condition and benefits from an upgraded breakfasting kitchen and fresh neutral interiors. The highlight is the west-facing living/dining room, and balcony which enjoys an exceptional aspect over the City, offering panoramic views of Edinburgh Castle, Calton Hill, the Firth of Forth, and Berwick Law. With the scenic Holyrood Park and Arthur's Seat on the doorstep, superb local amenities, and only a ten-minute bus journey into the City Centre, this is a rare opportunity.

- Spacious living/dining room flooded with natural light thanks to expansive full-height sliding patio doors leading out to the balcony.
- Newly fitted breakfasting kitchen with white and stone-coloured wall and floor units, light grey brick-effect splashback, and wood-effect worktops. Appliances include an integrated extractor hood, induction hob, and oven.
- A light principal double bedroom with built-in mirrored wardrobes and a stunning aspect over the skyline to the Firth of Forth.
- Two further carpeted and bright double bedrooms both with exceptional views.
- Family bathroom with a quality suite including a wall-mounted power shower over bath, heated mirror, washbasin built-into vanity, and WC.
- Electric heating and double glazing throughout.
- Superfast broadband.
- Secure entry system and original working lift.
- Resident's car parking and on-street parking.





LOCATION, LOCATION, LOCATION:

Meadowbank is a residential suburb just over a mile to the east of Edinburgh's City Centre. The property's wonderful position means that walks, runs, and cycles at the expanse of Holyrood Park and Arthur's Seat are minutes away while Calton Hill is also within easy reach. Golf courses nearby include Craigenfinny, Portobello, and Duddingston all catering for a range of abilities and providing lovely settings.

For indoor recreation, look no further than Meadowbank Sports Centre with a state-of-the-art gym, fitness classes, and sports halls. The Omni Centre at the east end of Princes Street houses a Nuffield Health and Fitness Wellbeing Gym and casual dining options. Along with swift access to the bars, cafès, and restaurants

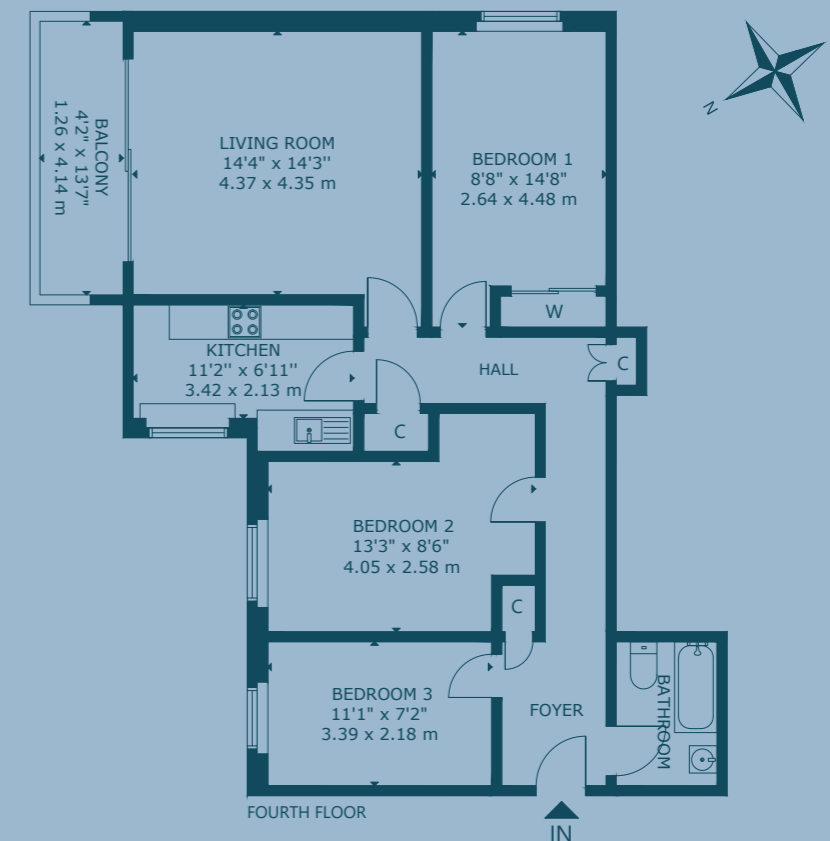
of the City Centre, there are an array of choices in the locale including the newly opened Herringbone Bar and Restaurant, Polentonis, Little Fitzroy Coffee, and The Willow. Daily shopping needs are well-catered for with a Sainsbury's supermarket at Meadowbank Retail Park, a Morrisons on Portobello Road, and a variety of retailers on Easter Road.

Local schooling includes Parsons Green Primary School and Portobello High School, with Edinburgh private options easily accessible.

Regular bus services take you into the city and Edinburgh Waverley Station in ten minutes. It is near the City Bypass and Scotland's motorway networks.



FLOOR PLAN:



20 Queen's Park Court, Meadowbank, Edinburgh, EH8 7DY

Approx. Gross Internal Area

825 Sq Ft - 77 Sq M

For identification only. Not to scale.

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