



21/2 MEADOWBANK CRESCENT

MEADOWBANK, EDINBURGH, EH8 7AJ



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21/2 Meadowbank Crescent

Part of a traditional tenement building in Meadowbank, this one-bedroom, first-floor flat has a desirable setting in the capital, located by Holyrood Park and Arthur's Seat within easy reach of the city centre, outstanding amenities, transport links, and a state-of-the-art sports centre. Perfect for professionals and couples and as a buy-to-let rental opportunity, the home offers a blank canvas of décor; plus, it further benefits from an open-plan reception area with a modern kitchen.

Accessed via a secure shared entrance and stairwell, the flat's front door opens into a central hall that leads to all accommodation. It also provides built-in storage before flowing through to the open-plan breakfasting kitchen and living room. Here, crisp white décor and a wood-inspired floor create a walk-in condition that is easy to style. There is floorspace for comfy lounge furniture and a southeast-facing window to ensure a light-filled environment throughout the day. Discreetly zoned, the kitchen area is nestled behind a neat breakfast bar for casual meals. It features white cabinets and wood-toned worktops, as well as slim-line splashback tiles and an integrated oven and gas hob. A neighbouring cupboard houses a fridge/freezer and a washing machine. Meanwhile, the double bedroom mirrors the aesthetic and aspect of the living area, heightening a bright and airy ambience. It is well-proportioned for bedside furniture, and is supplemented by a built-in wardrobe. Conveniently adjacent is a bright shower room, fitted with a three-piece suite. An efficient gas central heating system and double-glazed windows ensure year-round comfort.

Outside, there is a large communal garden that is laid to lawn and there is unrestricted on-street parking.

Extras: all fitted floor coverings, window blinds, light fittings, integrated appliances, a fridge/freezer, and a washing machine to be included in the sale.



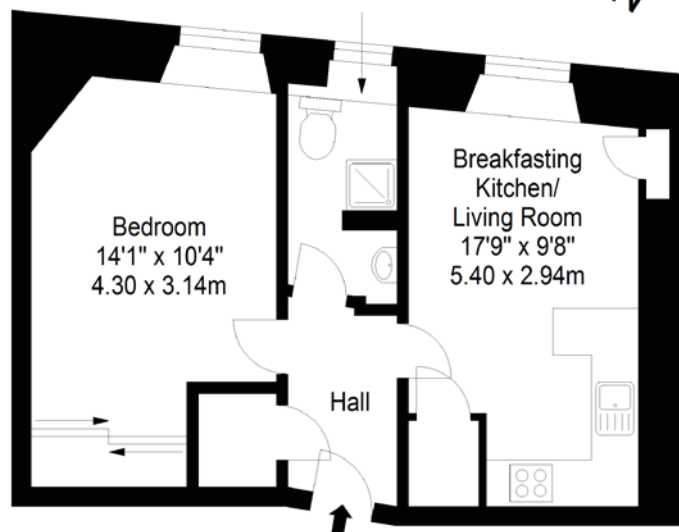


Meadowbank, Edinburgh

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 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.

First Floor
Approx. 40.1 sq. metres (431.6 sq. feet)

Shower Room
8'6" x 4'8"
2.60 x 1.42m



Total area: approx. 40.1 sq. metres (431.6 sq. feet)



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