










Offers Over

**£300,000**

## 6/5 Queens Park

Meadowbank | Edinburgh | EH8 7EE

This well proportioned and freshly decorated second floor apartment forms part of an attractive period terrace enjoying a superb location on the fringes of Holyrood Park and featuring spectacular open views over the park and towards Carlton Hill.

-  2 bedroom
-  1 public room
-  1 bathroom
-  On-street free parking
-  Shared garden
-  EPC rating – C
-  Council tax band - D



## Description

Presented in true move-in condition and featuring Amtico flooring throughout the accommodation briefly comprises: entrance hallway, spacious reception room with ornate cornice work, focal fireplace and a sunny south west facing aspect, kitchen fitted with an excellent selection of contemporary white fronted units, with tiling to splash areas and a variety of built-in appliances/white goods, generously sized principal bedroom overlooking the communal garden, second smaller double bedroom which boasts delightful panoramic views and would make an excellent home office/guest bedroom, and bathroom with three piece white suite, electric shower/splash screen and tiling to splash areas.



## Extras

All floor coverings, integrated appliances and white goods will be included.

## Gardens and Parking

There are extensive shared gardens to the rear of the building which feature drying facilities, lawn, mature trees and shrubs. Ample free on-street parking is available on Queens Park Avenue and many of the adjacent streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

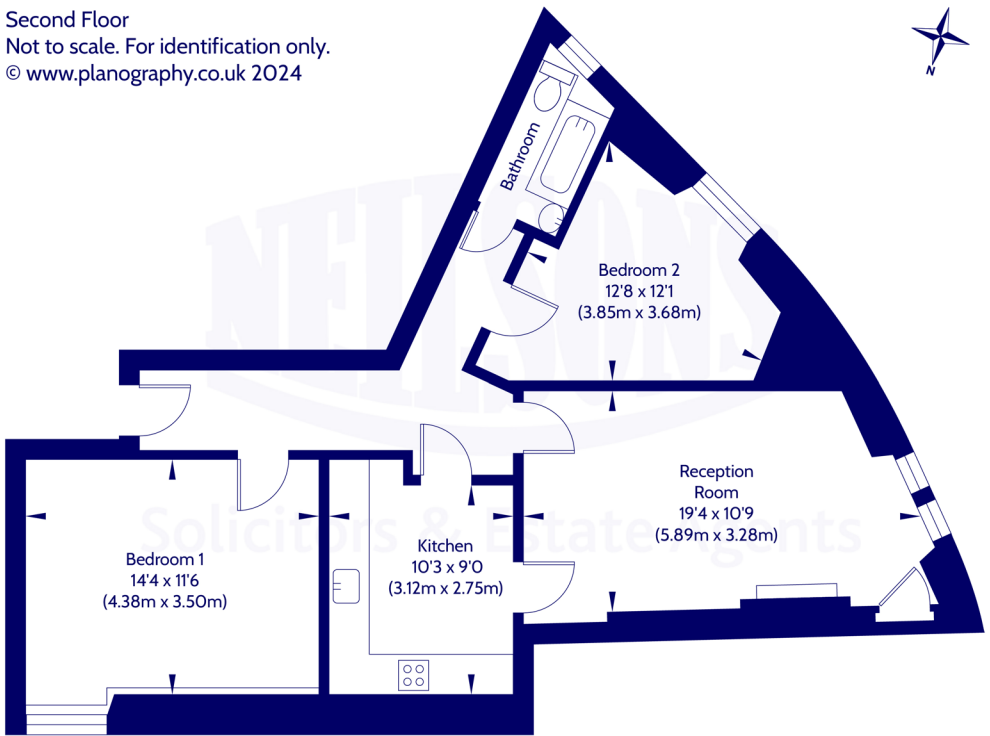
The property is situated in the popular Meadowbank district of the city which is a 2 miles (approx.) to Edinburgh City Centre, Royal Mile and Holyrood Palace. The area has a good choice of leisure and shopping facilities, Meadowbank Sports Centre and Meadowbank Retail Park, which houses a large Sainsburys 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. A good sized Morrisons is just approx. half a mile away and Fort Kinnaird Retail Park is also close at hand, which features an excellent selection of high-street retailers, coffees shops and eateries.



## Second Floor

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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