



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS



# **4A, MEADOWBANK TERRACE**

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**EDINBURGH, EH8 7AR**



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## 4A, MEADOWBANK TERRACE



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**C**entrally located, in popular Meadowbank and a short stroll to the vast open space of Holyrood park, this traditional two bedroom main door flat, offers spacious accommodation, along with traditional period charm.

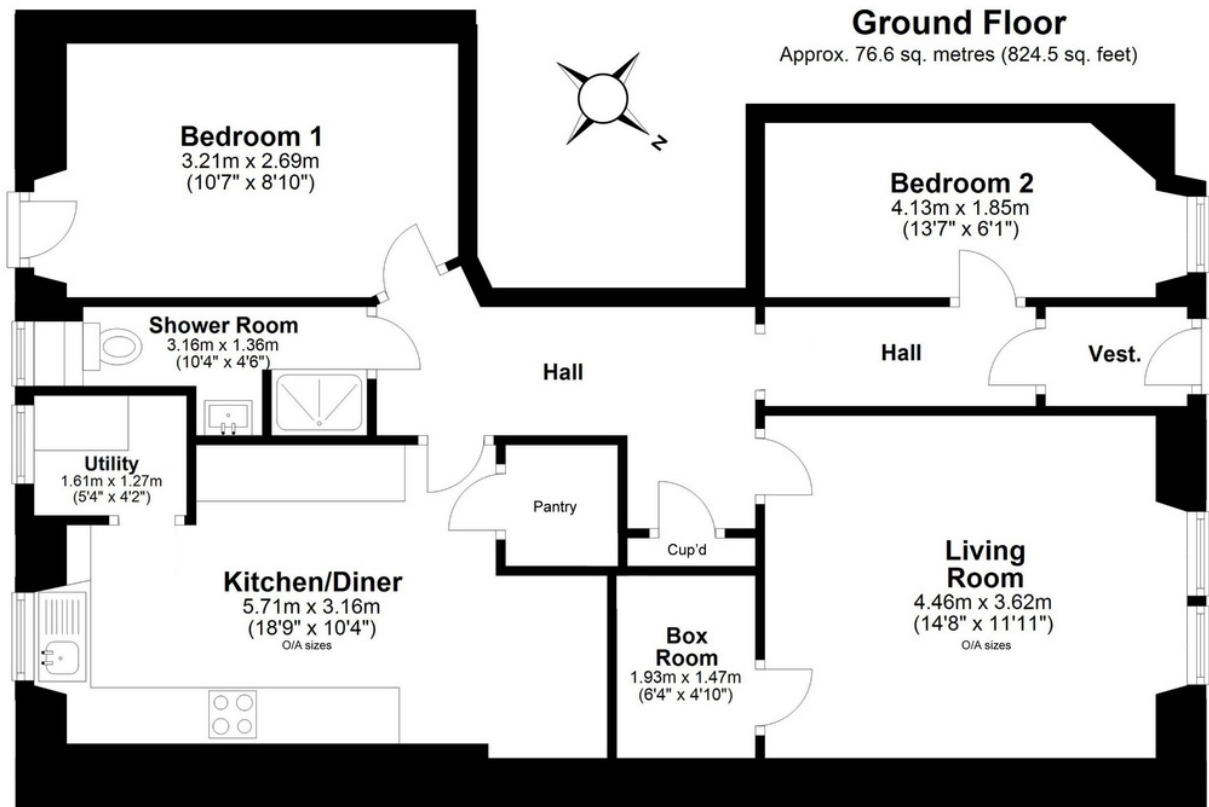


The front door opens into an entrance vestibule with original tiled floor and half glazed door leads into a welcoming hallway. Positioned to the front is a spacious living room, allowing for various furniture arrangements, with a handy versatile box room leading off. To the rear is a fantastic kitchen diner, perfect for family meals and entertaining. There are extensive fitted cabinets, with a dining area tucked into a large alcove, plus supplementary utility cupboard and a pantry, provide additional storage. There are two double bedrooms, the larger one situated to the rear has a half glazed door, offering private access to the rear garden and finally, a bright three piece shower room. Gas central heating and double glazing throughout ensure a comfortable home all year round.



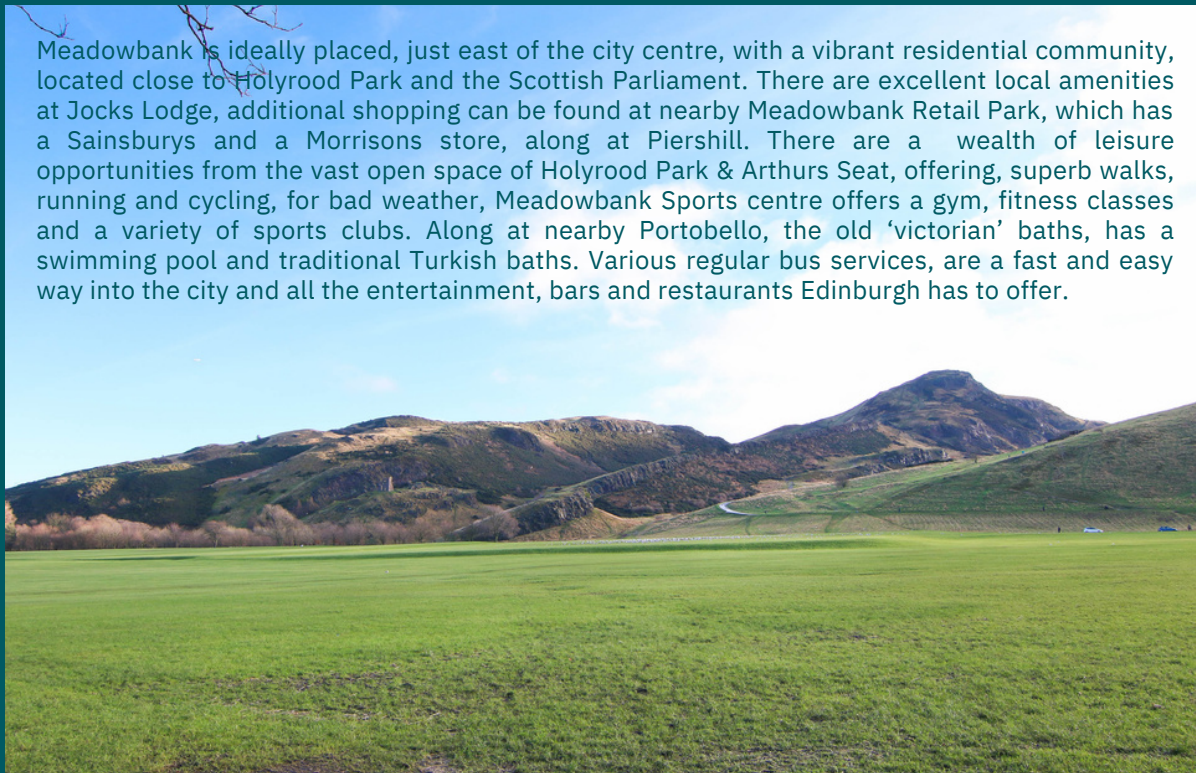


# FLOORPLAN



## MEADOWBANK

Meadowbank is ideally placed, just east of the city centre, with a vibrant residential community, located close to Holyrood Park and the Scottish Parliament. There are excellent local amenities at Jocks Lodge, additional shopping can be found at nearby Meadowbank Retail Park, which has a Sainsburys and a Morrisons store, along at Piershill. There are a wealth of leisure opportunities from the vast open space of Holyrood Park & Arthurs Seat, offering, superb walks, running and cycling, for bad weather, Meadowbank Sports centre offers a gym, fitness classes and a variety of sports clubs. Along at nearby Portobello, the old 'victorian' baths, has a swimming pool and traditional Turkish baths. Various regular bus services, are a fast and easy way into the city and all the entertainment, bars and restaurants Edinburgh has to offer.



TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567  
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#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.