



25 1f2 Royal Park Terrace, Meadowbank, Edinburgh, EH8

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Excellent opportunity in the market to acquire this spacious first floor flat with beautiful natural light and stunning views of Arthur's Seat. The property is decorated in tasteful neutral tones and has been well maintained throughout. The accommodation briefly comprises : a welcoming entrance hall with two large storage cupboards; well proportioned lounge with period features including an ornate cornice and living flame fire within fireplace giving a focal point, Edinburgh press style shelving unit and twin window formation giving one of the most desirable views in Edinburgh, Arthur's Seat. From the lounge is an extremely useful box room, making an ideal home office. Located to the rear is the sizeable kitchen with dining area. The kitchen comprises an attractive range of units and ample worktop space, a large walk in utility cupboard and a window giving views to the rear and natural light. Bedroom 1 is located to the front of the property and is of excellent proportions, bedroom 2 to the rear. Fully tiled bathroom comprising bath with shower over, glazed shower screen, wash hand basin, wc and window. Benefiting from gas central heating, double glazing, security entrance and a well maintained communal garden. On street parking is readily available.

- Stunning 1st floor flat with open views to Arthur's Seat
- Period features throughout
- Lounge with box room making ideal study
- Spacious Kitchen/dining room
- Gas Central Heating & Double Glazing
- Well maintained communal garden



## Location

Royal Park Terrace is the road running alongside Holyrood Park. This section of the thoroughfare is particularly appealing as it is opposite Arthur's Seat and comprises similar traditional stone tenements where residents' are lucky enough to have a wide selection of amenities, literally "on the doorstep". The city centre is only 1.5 miles and this factor undoubtedly contributes to the area's desirability. There are excellent local shops & regular bus routes; in addition, there is a choice of supermarkets close-by and motorists can quickly access the by-pass via the A1 leading on to the main road network in and out of Edinburgh. Leisure is particularly well catered for in Meadowbank with the Leisure Centre of that name, The Royal Commonwealth Pool (through Holyrood Park); several golf courses and of course the many lovely walks on and around neighbouring Arthur's Seat. Even Portobello and its promenade, beach & shopping is only 1.5 miles east.

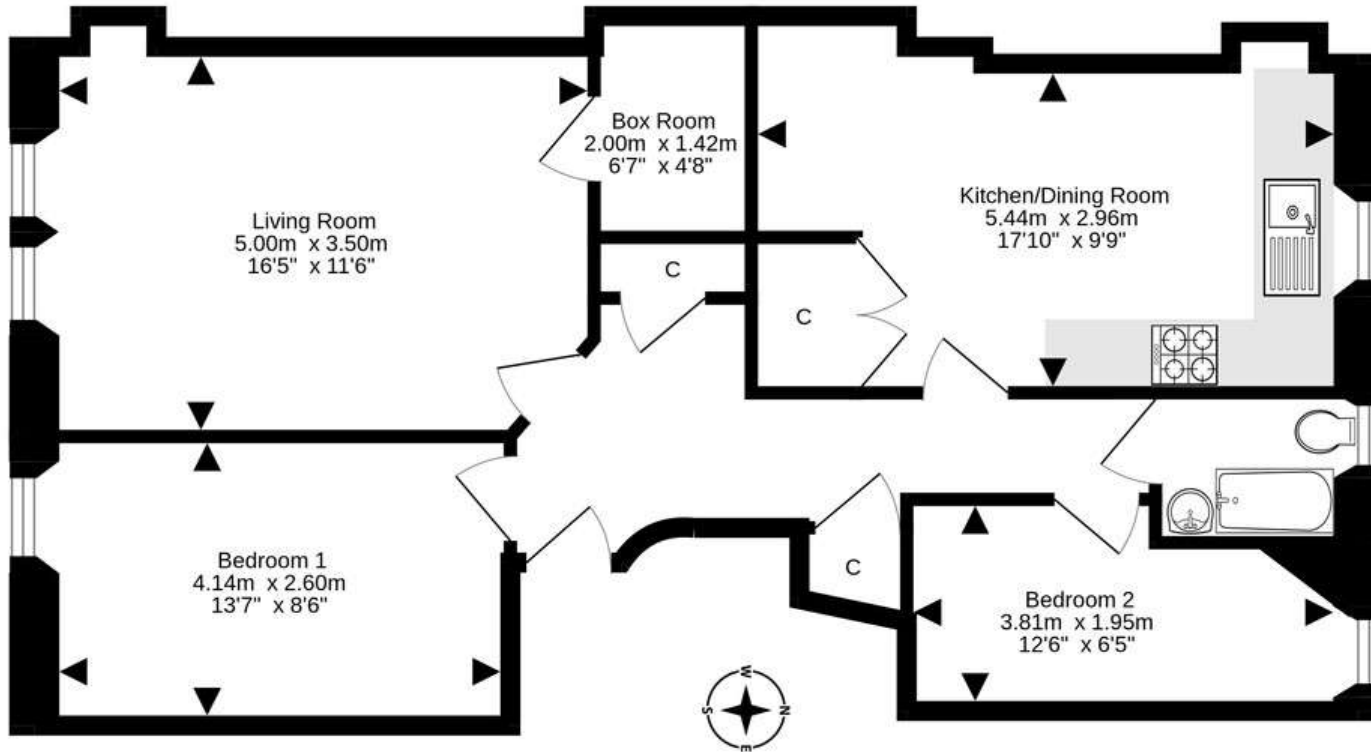
## Extras

Included in the sale are white goods and light fittings

## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



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