










Offers Over

**£300,000**

## 21 Queen's Park Avenue

Meadowbank | Edinburgh | EH8 7ED

An exceptionally appealing terraced villa, enjoying a superb location on the fringes of Holyrood Park, moments from the iconic Arthur's Seat, in Edinburgh's popular Meadowbank area. The property is immaculately presented throughout and offers well-proportioned and flexible accommodation, perfect for the young family and downsizer alike.

-  2 bedrooms
-  2 public room
-  1 bathroom
-  On-street free parking
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- D



## Description

The internal space briefly comprises: entrance hallway with stair to the upper level and built-in storage cupboard, comfortable south facing reception room which enjoys a pleasant outlook towards the adjacent park and features wood flooring and a focal multi-fuel stove, kitchen fitted with a variety of modern cream fronted units, with coordinated wood worktops and tiling to splash areas, versatile dining/family room which would also work well as a home office and provides access to the rear garden, good sized principal bedroom with fitted wardrobes and coving to ceiling, second smaller double bedroom also with fitted wardrobes and family bathroom with three piece white suite, tiling to walls, splash screen and shower.



## Extras

All floor coverings, integrated appliances, blinds, light fittings and the stove will be included.

## Gardens and Parking

To the front of the house is a tidy low maintenance private garden which has been laid to paving with well stocked shrub beds. The rear garden is similarly low maintenance and has a lovely private feel, backing on to mature trees and featuring a shed which will be included in the sale. Ample unrestricted on-street parking is available on Queen's Park Avenue.

## Viewing

By appointment through Neilsons (0131 625 2222).





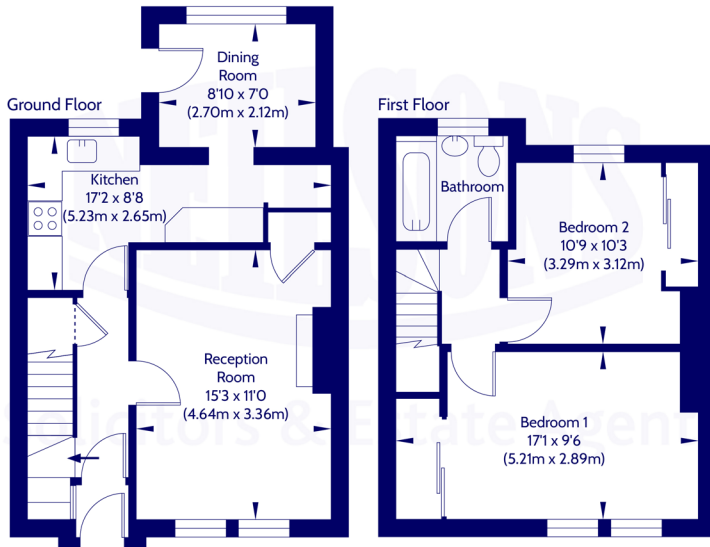
## Location

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 including Lidl. 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.





Approx. Gross Internal Floor Area 72.78 Sq M / 783 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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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