



RALPH SAYER
SOLICITORS & ESTATE AGENTS

24/11 Meadowbank Terrace

Meadowbank, Edinburgh, EH8 7AS

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Set beside Holyrood Park, this traditional third-floor flat is a charming one-bedroom residence in sought-after Meadowbank. The city home is positioned within easy reach of thriving amenities and regular transport links; plus, it is in brisk walking distance of the city centre. Furthermore, the property has well-presented interiors, which are inviting and lightly decorated. It offers great built-in storage and a study, and is sure to appeal to city professionals, couples, first-time buyers, and rental investors alike – especially with its prime location.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.



Property Summary

- Well-presented third-floor city flat
- Part of a traditional building
- Desirable location in Meadowbank
- Elevated views over Holyrood Park
- Central hall with built-in storage
- Good-size living and dining room
- Versatile study/store room
- Well-appointed kitchen
- Double bedroom with walk-in wardrobe
- Bright three-piece shower room
- Large communal garden that is laid to lawn
- Controlled permit parking (Zone N6)
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B





Good-size living and dining room, a well-appointed kitchen
a double bedroom with walk-in wardrobe and a versatile study/store room



Let us help you find your next
dream property!



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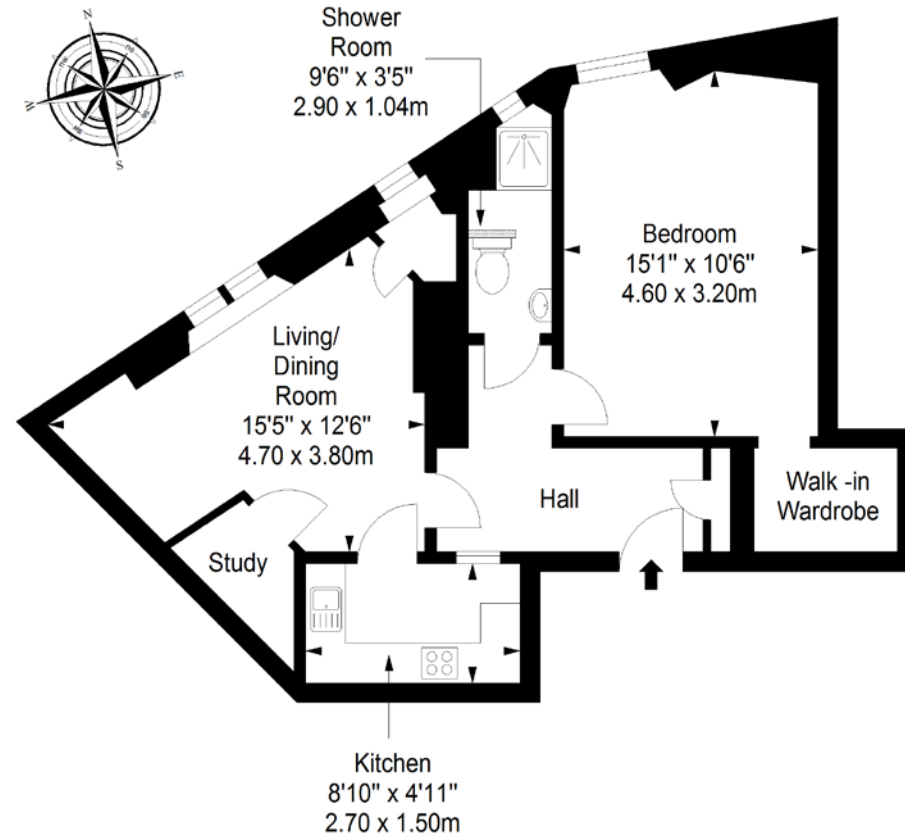
 **CHARTERED FIRM**

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.

Third Floor
Approx. 47.6 sq. metres (512.4 sq. feet)



Total area: approx. 47.6 sq. metres (512.4 sq. feet)