










Offers Over

£275,000

30 Royal Park Terrace

Meadowbank | Edinburgh | EH8 8JA

Neilsons are delighted to offer on to the market, this charming main door flat, which forms part of a handsome period terrace, resting on the fringes of Holyrood Park in the popular Meadowbank area of the city.

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



Description

Though well preserved, the property would now benefit from a degree of modernisation in places and offers a superb opportunity to create an individually designed home within beautiful surroundings and easy reach of the city centre.

The accommodation briefly comprises: entrance vestibule, main hallway with wood flooring and built-in storage, generously proportioned reception/dining kitchen which has been fitted with an excellent variety of base and wall mounted units with tiling to splash areas and a selection of built-in appliances, the room has ample space for a table and chairs and the carpeted reception area enjoys pleasant views over the communal garden, spacious principal bedroom which features ornate cornice work and an attractive focal fireplace and benefits from a bright southerly facing aspect towards the adjacent park, second good sized double bedroom with fitted wardrobes, and tiled bathroom with three piece white suite and electric shower. The flat also features a concealed wall safe and a substantial cellar with potential to develop, subject to obtaining the necessary consents.



Extras

All floor coverings and rugs featured on the schedule, curtains, white goods and kitchen appliances will be included in the sale. Other items of furniture could be made available through separate negotiation.

Gardens and Parking

The property boasts a small private garden to the front which is laid to low maintenance chip stones, bordered by mature hedgerow. To the rear of the property there is a leafy communal garden and on-street parking is available on Royal Park Terrace and many of the neighbouring roads.

Viewing

By appointment through Neilsons (0131 625 2222).





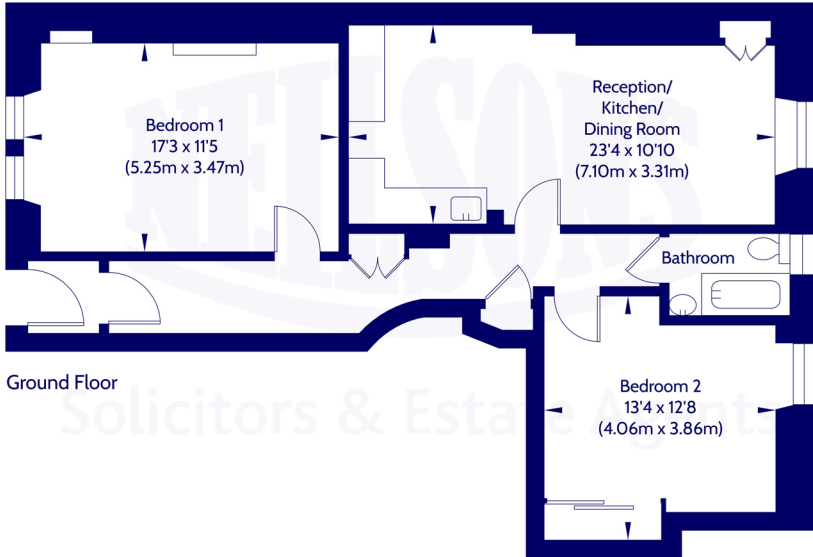
Location

The property is situated in the popular Meadowbank district of the city which is two 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.





Approx. Gross Internal Floor Area 73.83 Sq M / 795 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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