










Offers Offer

**£260,000**

## 6/7 Queen's Park Avenue

Meadowbank | Edinburgh | EH8 7EE

A fantastic opportunity has arisen to purchase this impressive, second floor apartment forming part of an attractive period terrace enjoying a superb location on the fringes of Holyrood Park. The property would undoubtedly appeal to first time buyers, professionals and buy to let investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - D



## Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway, spacious reception room with ornate cornice work and nice views overlooking Holyrood Park, internal fitted kitchen with a range of base and wall mounted units with tiling to splash areas and appliances/white goods, generously proportioned principal bedroom with fitted wardrobes, second smaller double bedroom making an excellent home office/guest bedroom, and fully tiled bathroom with three-piece white suite and shower over bath. Further benefits include gas central heating (new boiler installed January 2023) and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, washing machine and dishwasher. Other items of furniture can be made available by separate negotiations.

## Gardens & Parking

There are extensive shared gardens to the rear of the building which feature drying facilities, lawn, mature trees and shrubs. Ample free on-street parking is available on Queens Park Avenue and many of the adjacent streets.

## Viewing

By appointment through Neilsons 0131 625 2222.



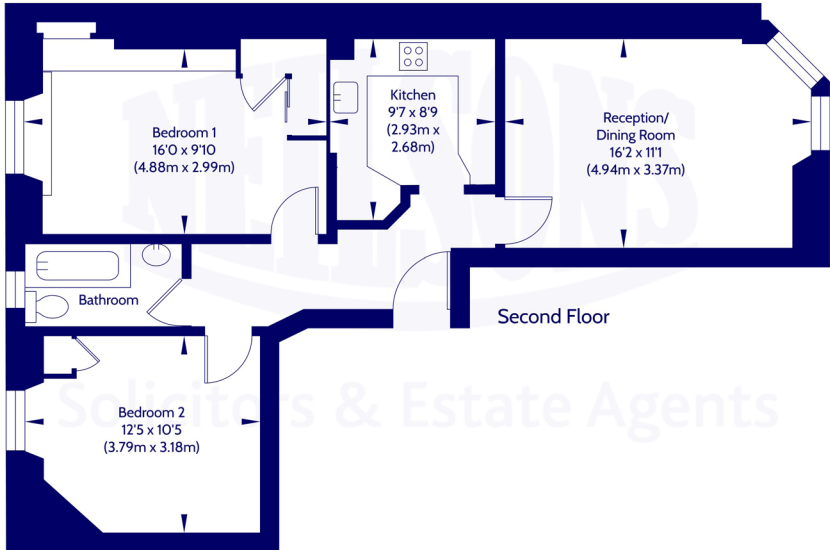


## Location

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. 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 Kinnaid 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 61.22 Sq M / 659 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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