

COULTERS[©]

35/6 ROYAL PARK TERRACE

ABBEYHILL, EDINBURGH, EH8 8JA

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Overlooking Arthur's Seat and Holyrood Park, this second floor flat in popular Abbeyhill, is superbly located on the quiet residential street of Royal Park Terrace. The property has most recently been a successful long term rental but would also suit first time buyers seeking a home in a tranquil location, on the doorstep of one Edinburgh's best parks and within easy walking distance of the city centre.

Inside, the layout comprises of: entrance hall; sunny sitting room with fireplace, cornicing and Edinburgh press; fitted kitchen with ample wall and base mounted units, integrated oven and hob, and freestanding washing machine and fridge; two generously proportioned double bedrooms and a third single bedroom; plus a bathroom with overhead electric shower.

KEY FEATURES

 Second floor flat overlooking Holyrood Park

 Shared gardens to the rear

 Beautiful views of Arthur's Seat

 Three bedrooms

 Permit parking available

 Meadowbank Sports Centre and Retail Park nearby



The property is fitted with electric storage heaters and single glazed sash and case windows.

Externally there is a large, well maintained communal garden that is mainly laid to lawn. Permit holder parking is available on the street outside.

EXTRAS

All curtains, blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items are also available.



THE LOCAL AREA

Abbeyhill is a vibrant neighbourhood located a short distance to the east of Edinburgh's city centre. The area is within easy reach of the Scottish Parliament, Holyrood Palace, Calton Hill, St James Quarter and Waverley Station.

Abbeyhill offers a wide range of amenities, including local shops, cafes, restaurants and pubs. There is also a Sainsbury's and Lidl supermarket at Meadowbank Retail Park.

Holyrood Park is just opposite the property and is a wonderful place to relax, walk or talk part in the weekly Park Run held each Saturday morning.

Meadowbank Sports Centre, a fantastic modern facility with gym, running track, basketball courts and more, is a five minute walk away.

An excellent bus service operates from London Road with quick access to the city centre as well as out to Portobello and the beautiful East Lothian coast. The property is situated within the catchment area for Abbeyhill Primary School and Drummond Community High School.

GET IN TOUCH



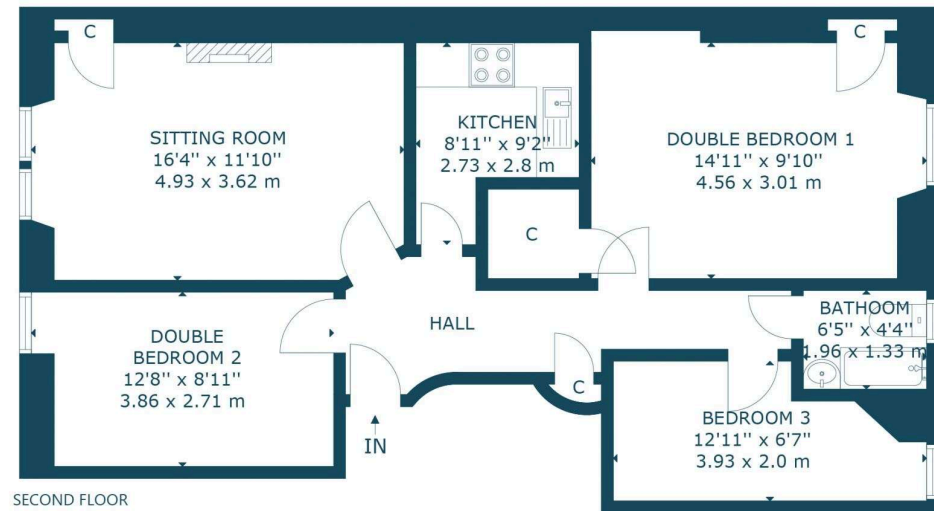
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 650 SQ FT / 60 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.