



18/2 Hillend Place
Meadowbank, Edinburgh, EH8 7AE



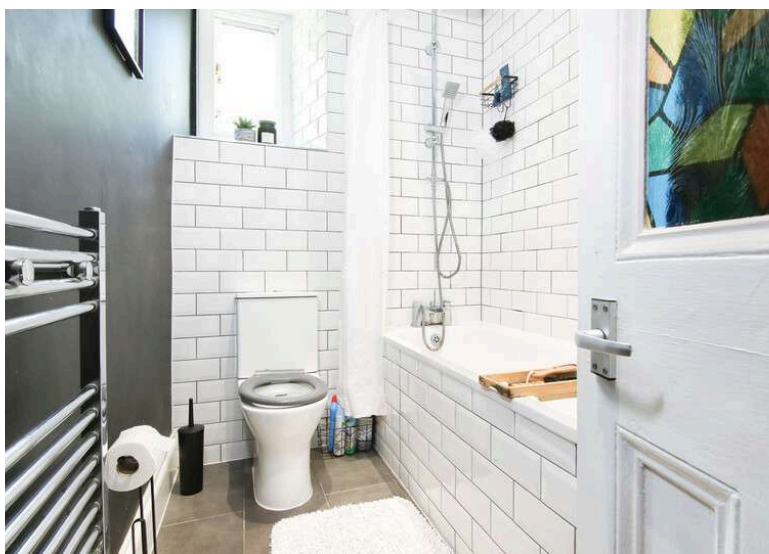


18/2

Hillend Place

A perfect proposition for the first time buyer, this tastefully presented and easily manageable elevated ground floor flat forms part of a handsome traditional tenement in Meadowbank, to the east of the city centre.

- Charming home with light & bright interiors
- Well-kept stairwell w/secure entryphone
- Reception hall w/storage
- Lounge w/feature fireplace
- Spacious south-facing double bedroom
- Three-piece bathroom
- Gas central heating & double glazing
- Private garden to the front & communal rear garden
- On-street parking



Home Report: £165,000

EPC Rating: D

Stone steps and a private garden area to the front elevate this charming flat from ground level and afford the property privacy from passersby. A well-kept communal stairwell with a secure entryphone system lead to the ground floor property, which has been tastefully decorated.

The property comprises a welcoming reception hall with storage, twin windowed lounge with a feature fireplace and Edinburgh press, modern fitted kitchen, south-facing double bedroom, and a three-piece bathroom with overhead shower. Further benefits include gas central heating with a combination boiler, double glazed windows, an area of private garden ground to the front and a shared garden to the rear. Restricted on-street parking is available on Hillend Place, with unrestricted parking in the adjacent streets.

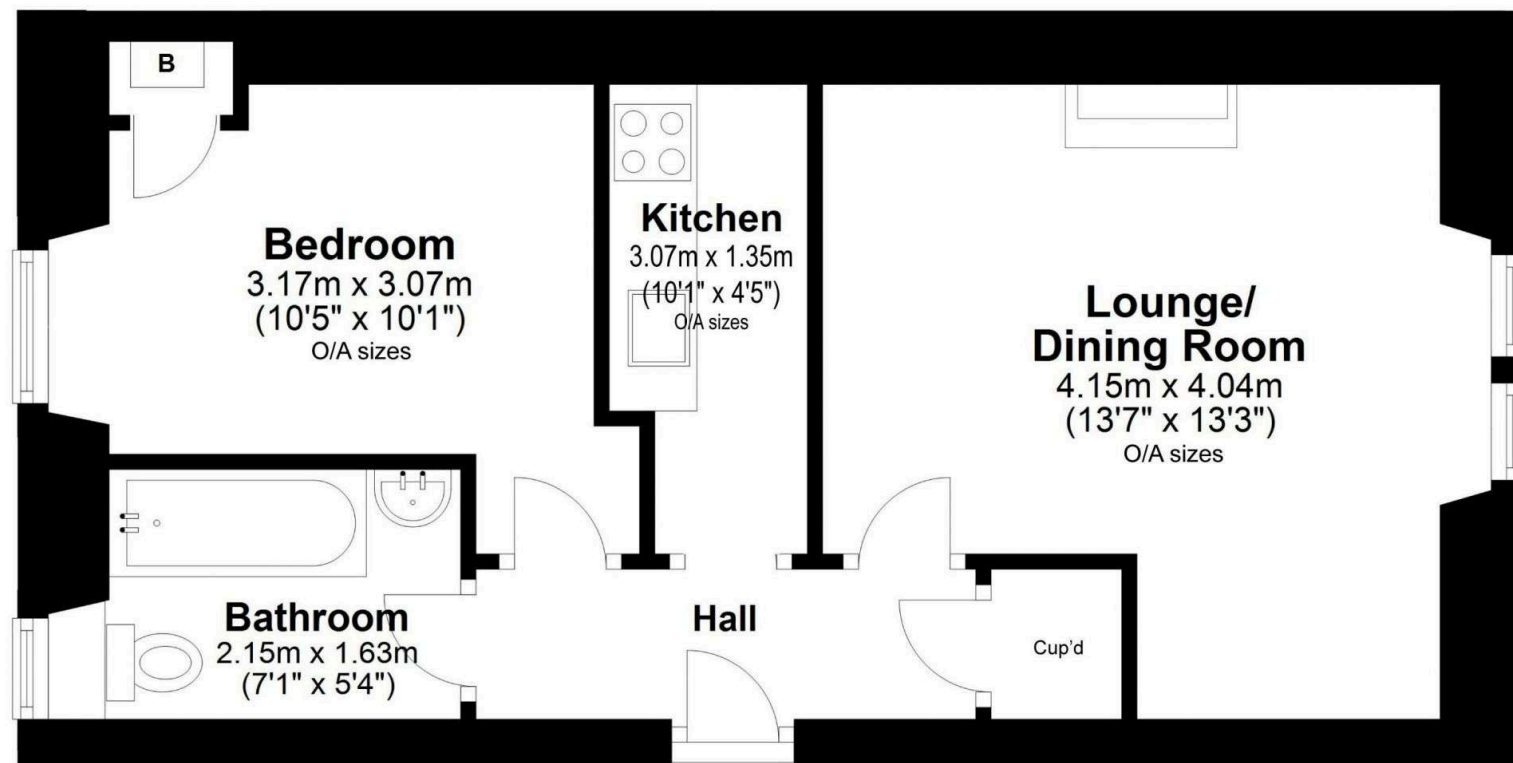
Extras: To include all fitted flooring; light fixtures; oven; hob; extractor hood; fridge; freezer in the sale.



Situated to the east of the city centre, Meadowbank is cherished for its leafy streets, social scene and excellent local amenities. Meadowbank Shopping Park has a selection of retailers and Sainsbury's supermarket, while nearby Easter Road is lined with local shops, businesses, cafes, pubs, and restaurants.

A host of sport and fitness activities can be found at Meadowbank Sports Centre and Holyrood Park is within striking distance.

Meadowbank is popular with city workers, with swift links into the centre via London Road by car, bus, or bike, as well as convenient access to the A1 and Edinburgh City Bypass.



Ground Floor



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