



9 (3F2) Royal Park Terrace, Edinburgh, EH8 8JD

Well-presented one-bedroom top floor flat with view towards Holyrood Park and Arthur's Seat

URQUHARTS
EDINBURGH



LOCATION

Royal Park Terrace is situated in Meadowbank, a popular residential district lying to the east of Edinburgh's city centre. Local shops cater for everyday needs, with Meadowbank Retail Park, which has a Sainsbury's supermarket, Lidl and several other outlets a short distance from the property. Leisure and recreational facilities include pleasant walks at Arthur's Seat and Holyrood Park which are directly adjacent from the property, Meadowbank Sports Centre, Calton Hill, Omni Centre, Edinburgh Playhouse Theatre, St James Quarter, with high street shops, bars, restaurants, and the Royal Commonwealth Pool. There are also several popular bars, cafes and restaurants within walking distance. Regular buses operate to and from the city centre and surrounding areas, with Waverley train station, tram access and St Andrew's bus station within proximity. The City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

DESCRIPTION

9 (3F2) Royal Park Terrace is a well-presented south facing one bedroom top/third floor flat with stunning views across Holyrood Park towards Arthurs Seat. Situated in the popular Meadowbank area, the location is superb with excellent local amenities and is a convenient distance to the city centre & surrounding areas.

Entrance hall and WC; bright and spacious living room overlooking Holyrood Park with fireplace surround and large storage cupboard; fitted kitchen / dining room with wall and base units and appliances; good-sized double bedroom; and a bathroom with two-piece suite.

ACCOMMODATION

Entrance hall. Living room. Kitchen / dining room. Double bedroom. Bathroom. WC

Gas central heating. Mixture of single and double glazing. Well-maintained communal rear garden. Residents permit and Pay & Display on street parking.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains, blinds, wardrobe, bed, dining table & chairs and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **C**

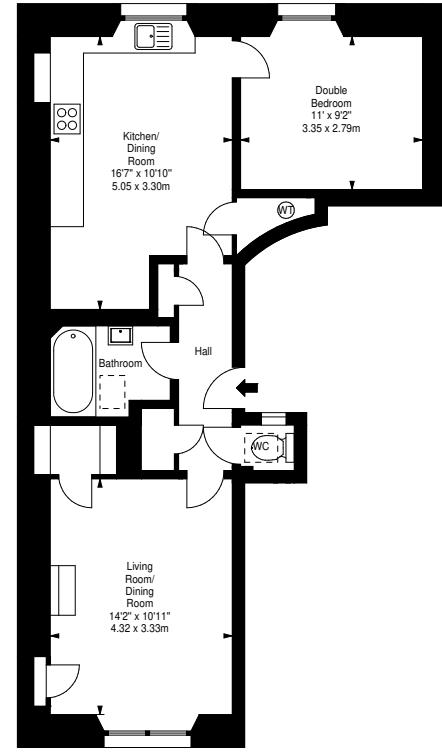
The property has an Energy Rating Category **C**

Tenure Freehold

3 Flat 2,
9 Royal Park Terrace,
Edinburgh,
Midlothian, EH8 8JD

 **SquareFoot**

Approx. Gross Internal Area
604 Sq Ft - 56.11 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6.

These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.