



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**14/2 Moray Park Terrace**

Meadowbank, Edinburgh, EH7 5TF



# 14/2 Moray Park Terrace

Set within an established residential development in the popular Meadowbank area, this two-bedroom ground-floor flat offers well-proportioned accommodation, private allocated parking space and well-kept communal gardens. Accessed via a secure shared entrance, the property features an entrance hall with built-in storage, a spacious west-facing living room, and a well-appointed dining kitchen. There are two carpeted double bedrooms with built-in mirrored wardrobes, alongside a family bathroom with a shower-over-bath and wall-hung mirror. Ideally located close to excellent shopping facilities, scenic outdoor spaces, bars, eateries, and superb bus and road links, the flat is also within walking distance of Edinburgh city centre.

Extras: All light fixtures and fittings, carpets and floor coverings, and appliances will be included in the sale. Please note that the property will be sold as seen, with no warranties or guarantees provided as to the working order of the systems and appliances.

Factor: The factor is managed by Hacking & Paterson at an approximate quarterly cost of £150. This fee covers the communal areas' cleaning, lighting, and maintenance, as well as the block buildings' insurance.

## Property Summary

- Ground-floor flat in Meadowbank
- Part of an established residential development
- Secure shared entrance and communal stairwell
- Entrance hall with built-in storage
- Generous living room
- Well-appointed dining kitchen
- Two carpeted double bedrooms with built-in wardrobes
- Family bathroom with an overhead shower
- Well-kept shared gardens
- Private allocated parking
- Gas central heating
- Double glazing throughout
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £210,000





Generous living room, well-appointed dining kitchen, and two carpeted double bedrooms with built-in wardrobes



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

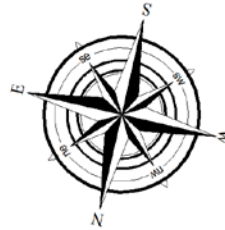


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**DISCLAIMER**

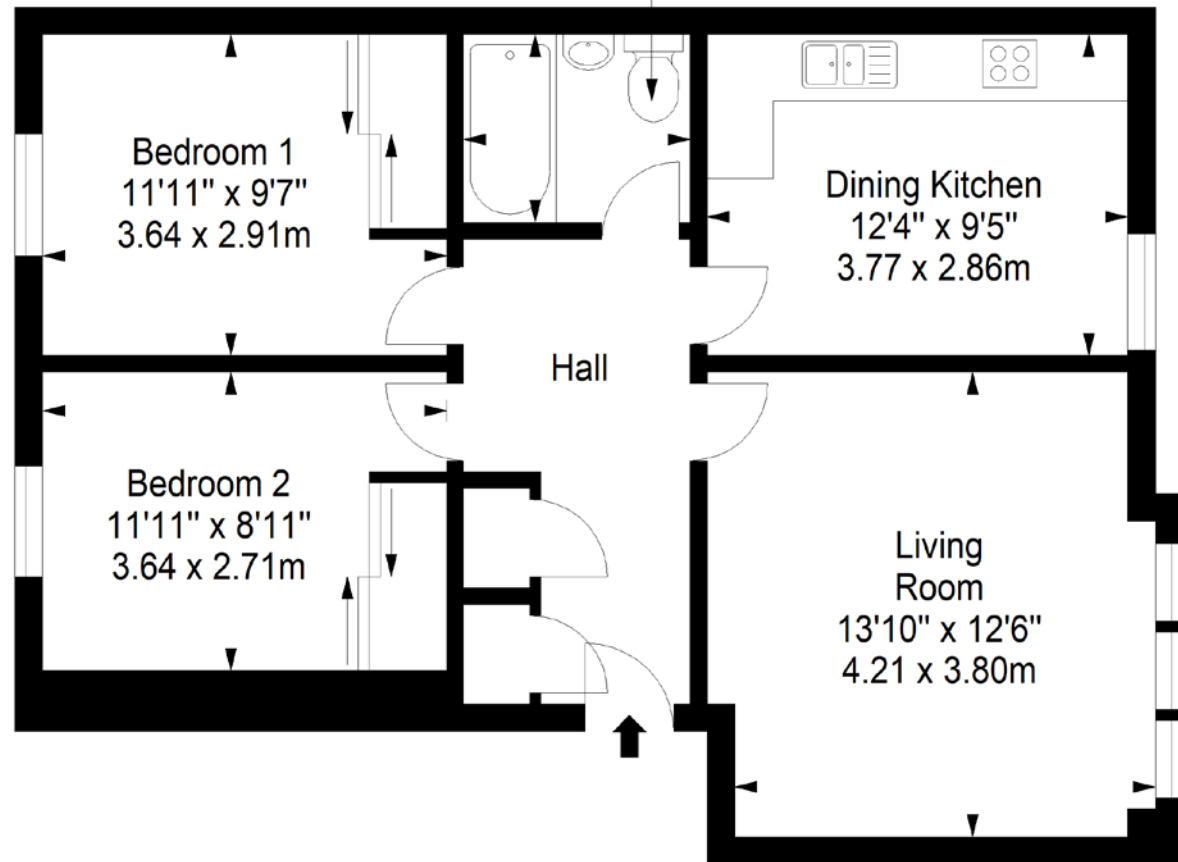
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Ground Floor**

Approx. 63.1 sq. metres (679.2 sq. feet)

**Bathroom**  
6'8" x 5'7"  
2.03 x 1.70m



**Total area: approx. 63.1 sq. metres (679.2 sq. feet)**