

COULTERS<sup>©</sup>

# 3 (2F5) ROYAL PARK TERRACE

MEADOWBANK, EDINBURGH, EH8 8JD

 2 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

This attractive second floor flat is situated on popular Royal Park Terrace which is known for its superb open views over Holyrood Park and towards Arthur's Seat. The property benefits from a truly unique location that offers quick access to city centre amenities on foot, bus or bike, yet with the benefit of tranquil green space on the doorstep.

Inside, the entrance hall opens onto a lovely open plan kitchen and sitting room. The sitting room has a traditional Edinburgh press, feature fireplace with hearth, and a charming window seat which acts as the perfect spot to admire the views.



## KEY FEATURES



Second floor flat in traditional tenement.



Two double bedrooms.



Wonderful open views.



Communal gardens and permit parking.



Immediate access to Holyrood Park.



Meadowbank Sports Centre and Retail Park nearby



EPC Rating - C



Council Tax Band - C



The kitchen is fitted with wall and base mounted units and tiled backsplash. A large pantry cupboard in the room provides space for the washing machine and additional storage. There are two bedrooms with the main bedroom being a generously proportioned double with a deep recess perfect for wardrobes. The second bedroom has a raised bed which offers an ideal solution for guests and home working. A tiled shower room with electric shower, wash hand basin and WC, completes the accommodation.

Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout. There is a secure entry system, communal garden accessed from the shared stair and permit holder parking is available on the street outside.

The building is factored by Myreside Management for an approximate cost of £60 per quarter.



# THE LOCAL AREA

Meadowbank 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. The area 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 borders the property and is a wonderful place to relax, walk or take 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 less than 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.

## EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price, as are the wardrobes in Bedroom 1. Bedroom curtains are NOT included.

**HOME REPORT VALUATION: £240,000**



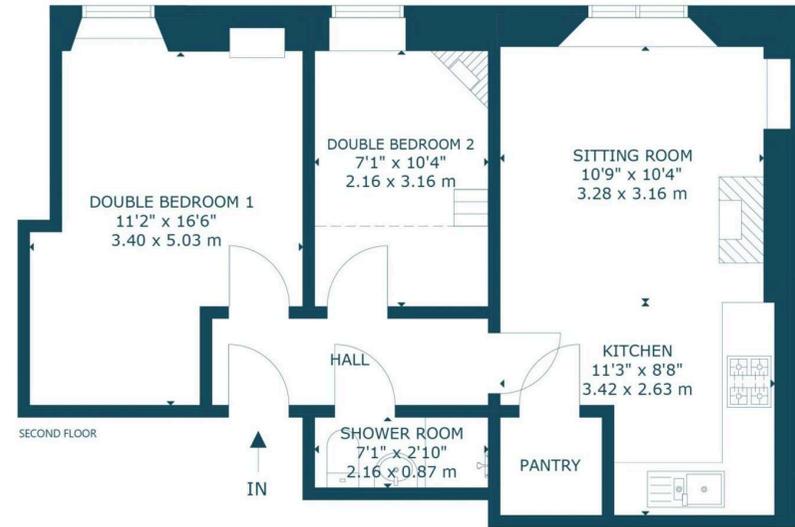
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3 (2FS), ROYAL PARK TERRACE, MEADOWBANK, EDINBURGH, EH8 8JD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 506 SQ FT / 47 SQ M  
All measurements and fixtures including doors and windows are approximate and 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.