



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**14/8, Moray Park Terrace**

Meadowbank, Edinburgh EH7 5TF

# 14/8, Moray Park Terrace

Set on the third/ top floor of a modern development in popular Meadowbank, this two-bedroom flat enjoys bright interiors and open views towards Arthur's Seat. The neutrally-decorated interiors offer excellent potential for buyers to personalise and comprise a spacious living room with excellent natural light, a generous dining kitchen with integrated and freestanding appliances, two well-proportioned double bedrooms with built-in storage, and a bathroom with shower-over-bath. Further benefits include gas central heating, double glazing, private, allocated parking and communal gardens, all within easy reach of the city centre, Meadowbank Retail Park, and frequent transport links.

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

Factor: Hacking and Peterson manages the factor at an approximate monthly cost of £60 (which includes home building insurance).

## Property Summary

- Two bedroom third/ top-floor flat in a modern development
- Convenient location close to Meadowbank Retail Park and transport links
- Neutral interiors offering scope for personalisation
- Accessed through a secure shared stairwell
- Bright living room with open outlooks towards Arthur's Seat
- Generous dining kitchen with ample space for dining
- Principal bedroom with mirrored fitted wardrobes
- Second double bedroom
- Bathroom with shower-over-bath
- Gas central heating and full double glazing
- Private allocated residents' off-street parking
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £210,000





Bright living room with open outlooks towards Arthur's Seat, a generous dining kitchen and two double bedrooms



Let us help you find your next  
**dream property!**



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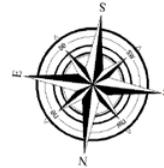
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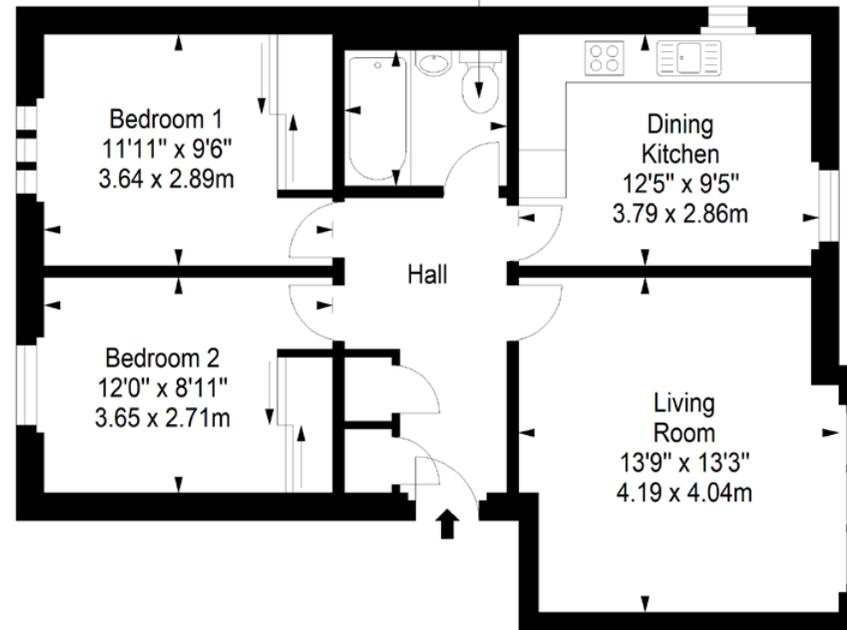
DISCLAIMER

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.

**Third Floor**  
Approx. 63.0 sq. metres (678.1 sq. feet)



**Bathroom**  
6'8" x 5'7"  
2.03 x 1.69m



Total area: approx. 63.0 sq. metres (678.1 sq. feet)