“Delightful top floor flat nestled on the banks of Holyrood Park and boasting bright and spacious accommodation, a private balcony and peaceful views.”

Summary of Accommodation

- Reception Hall
- Bright Lounge /Dining Room with South-West-Facing Balcony
- Fitted Galley Style Kitchen
- Three Double Bedrooms
- 3-Piece Bathroom
- Electric White Meter Heating (Partial)
- Double Glazing
- Lift Access
- Lovely Communal Landscaped Grounds
- Private Residents’ Parking

Home Report Value £180,000

Offers Over £175,000

Viewing
Sunday 2-4pm or call VMH Solicitors on 0131 622 2626 to arrange an appointment.
The Property
39 Queens Park Court lies within beautiful mature landscaped grounds and is nestled on the lower eastern banks of Holyrood Park. Attractive and particularly spacious, this top (4th) floor flat offers a wonderful opportunity for the professional couple, growing family or indeed the investor to purchase a fantastic flat within the ever popular Meadowbank area.

A pathway and well-kept garden grounds lead to the communal entrance with secure entry phone system. Stair and lift access lead to the 4th floor where the front door opens to reveal a welcoming hallway with handy storage cupboards. Light and neutral décor offers a glimpse at the style of the accommodation. The lounge has been finished in warm tones, emphasising the great deal of natural light which streams in from south-west facing patio doors leading to the private balcony which overlooks the leafy banks of Holyrood Park and toward the East Lothian coastline. The room offers ample room for various furniture configurations, including space for dining. Next door, the delightful galley style kitchen has been fitted with white wall and base units, providing excellent storage and workspace, as well as a range of appliances.

Boasting three generous double bedrooms – all with a delightful leafy outlook and two with built-in storage - there is no shortage of space or flexibility. Completing the accommodation on offer is a tiled bathroom, with a retro pink three-piece-suite and a shower over the bath with a glass shower screen. The property enjoys the benefit of electric white meter heating (partial) and double glazing providing a warm and cosy environment.

Gardens
Surrounding the property are delightful landscaped grounds with hedges offering a degree of off-street privacy and a variety of plants and shrubs. Adjacent to the property is direct access to Holyrood Park via a stone and iron gated entrance.

Parking
A private residents’ car parking area is provided to the rear of the building there is also unrestricted on-street parking available.

Factors
The current appointed factors for the building are Dunedin Canmore, the approximate cost is £50 per month which covers lift maintenance and maintenance of common parts, stair cleaning, and maintenance of exterior landscaped areas.

Extras
To include all fitted carpets and floor coverings, curtains, blinds, light fittings, electric hob and oven, cooker hood, washing machine, fridge/freezer. NB Further items of furniture are available by separate negotiation.
Meadowbank

Meadowbank lies to the east of the city centre and offers an abundance of amenities, including a variety of shops for every day needs, banking and building society, health care, and schooling from nursery to secondary level. Meadowbank Retail Park, with a Sainsbury’s supermarket, is just a short walk from the flat and a Morrison’s supermarket is available at nearby Piershill. Leisure pursuits are well catered for – the Playhouse Theatre is within easy reach, as is the Omni Centre with a cinema and a health club. Pleasant walks can be taken around Arthur’s Seat and Holyrood Park. Regular bus services run from the area to the city centre with further links provided for by the Waverley train station, the bus station at St Andrew’s Square and the tram line. The property is also conveniently situated for the A1 and Edinburgh City Bypass allowing quick access to the Airport and the major motorway networks to the south, west and north. The East Lothian coast is also a short drive away.
The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of any replacement windows. Although every attempt has been made to ensure accuracy, the details contained within this brochure are not guaranteed or warranted and will not form part of any future contract to buy. If you are interested in this property you are advised to have your solicitor note your interest in order that you may be informed if a closing date is fixed.