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23 1F1 Royal Park Terrace

Meadowbank | Edinburgh | EH8 8JB

This attractive and generously proportioned first-floor flat enjoys a wonderful open outlook towards Holyrood Park and Arthur's Seat. Forming part of a handsome period terrace in a superb location, the property is ideally placed for an excellent range of local amenities and easy access to the city centre.

- 2 Bedrooms
- 1 Public room
- 1 Bathroom
- Permit/metered parking
- Communal garden
- EPC rating – C
- Council tax band - D



Description

Offering spacious and characterful accommodation, the flat retains a number of appealing original features, including wonderful high ceilings and stripped wood flooring, while providing an excellent opportunity for a new owner to modernise and upgrade the property to suit their own tastes. Some areas would benefit from improvement and redecoration, offering plenty of scope to enhance the accommodation while retaining its original character.





The accommodation comprises: secure entry system; welcoming entrance hallway with useful storage; bright and airy twin-windowed reception room with stunning open views towards Arthur's Seat and period fireplace; generously proportioned fitted kitchen/dining room with pantry; light-filled principal bedroom; useful second single bedroom; walk-in storage cupboard which could be used as a home office space and bathroom with three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

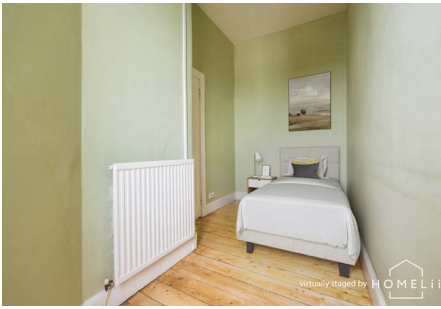
All fitted floor coverings will be included in the sale together with the cooker, dishwasher and washing machine.

Gardens and Parking

There is a well maintained communal garden located to the rear of the property and on-street permit/metered parking is available to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

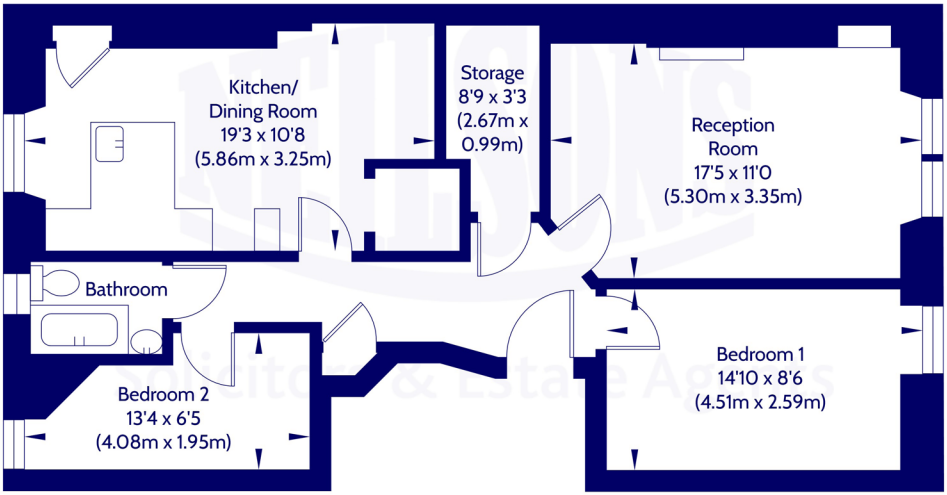
The property is situated in the popular Meadowbank district of the city which is two miles (approx.) to Edinburgh City Centre, Royal Mile and Holyrood Palace. The area has a good choice of leisure and shopping facilities, Meadowbank Sports Centre and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are a stone's throw from the property with the iconic Portobello beach just a short journey away. Many of central Edinburgh's fantastic array of attractions, art galleries, restaurants and the impressive St James Quarter, are within close proximity, together with Edinburgh City Bypass and Edinburgh Waverley train station. A good sized Morrisons is just approx. half a mile away and Fort Kinnaird Retail Park is also close at hand, which features an excellent selection of high-street retailers, coffees shops and eateries.





Approx. Gross Internal Floor Area 70 Sq M / 751 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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