NEILSONS

Solicitors & Estate Agents



Offers Over

£235,000

18 (2F2) Parsons Green Terrace

Meadowbank | Edinburgh | EH8 7AG

This attractive, generously proportioned 2nd floor flat forms part of a handsome traditional tenement situated in the heart of Meadowbank within walking distance of the delightful open green space of Holyrood Park/Arthur's Seat with the city centre just a short distance away.

- 2 Bedrooms
- 1 Public rooms
- 1 Bathroom
- Communal Gardens
- On-street parking
- EPC Rating – C
- Council Tax Band - C



Description

The bright and spacious accommodation, which boasts excellent views of Arthur's Seat to the rear, offers a well presented interior ideally suiting that of the professionals or investors alike and merits internal viewing to be fully appreciated. Enjoying a flexible layout the accommodation comprises; entrance hallway with excellent storage provisions including a useful utility cupboard with light, housing the washing machine and tumble drier. The well proportioned lounge/diner is situated to the rear with shelved press and lovely open views. The modern fitted kitchen is located off the lounge, again with pleasant open outlook, and fitted with a range of wall and base units with built-in gas hob, electric oven and hood. There are two attractive, front-facing double bedrooms, a large boxroom/ home office and stylish bathroom comprising a modern three piece suite with mains shower over the bath. Further benefits include gas central heating with combi boiler, double glazing and interlinked smoke and heat detectors.





Extras

All the fitted floor coverings, light fittings and curtains shall be included in the sale together with the built-in gas hob, electric oven, hood, dishwasher, fridge freezer, washing machine and tumble drier. Additional furniture items can be made available by separate arrangement.

Gardens and parking

There is a communal garden to the rear with unrestricted parking within the surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.







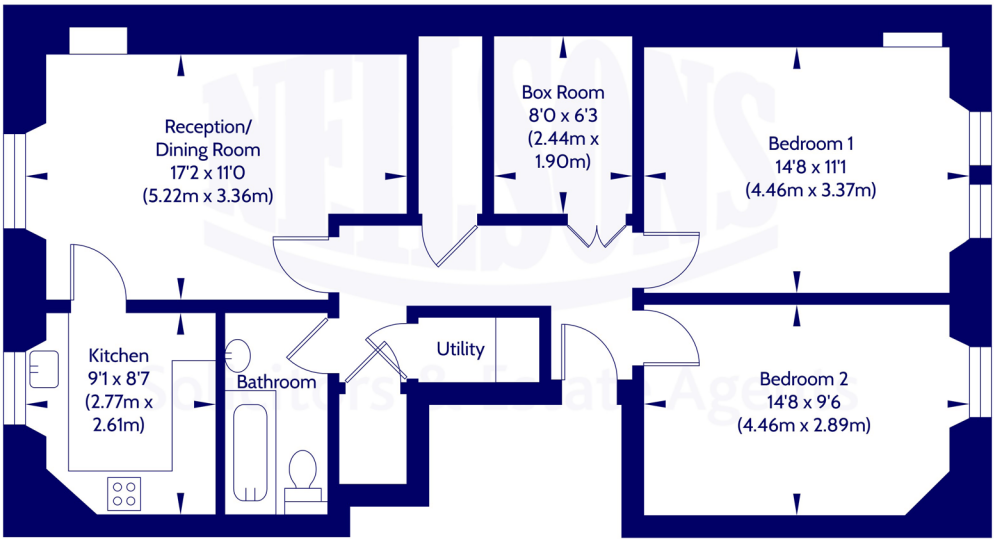


Location

The property is situated in the popular Meadowbank district of the city which is 2 miles (approx.) to Edinburgh City Centre. Easy walking distance to Holyrood Palace and the Royal Mile. 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 within walking distance. 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.

Approx. Gross Internal Floor Area 77 Sq M / 828 Sq Ft.

2nd 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.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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