



Offers Over
£225,000

6/9 Meadowbank Terrace

Meadowbank | Edinburgh | EH8 7AR

Well presented, third (top) floor apartment forming part of a traditional tenement in the sought after area of Meadowbank. The property sits close to Arthur's Seat, as well as a variety of local amenities including the new Meadowbank Sports Centre and is within easy reach of the City Centre. In move in condition, this property is sure to be well received and early viewing is highly recommended.

-  2 public rooms
-  1 bedroom
-  1 boxroom
-  Bathroom
-  Communal rear garden
-  Permit/metered parking
-  EPC rating – D
-  Council tax band - C



Description

Quietly located on the third (top) floor, the accommodation briefly comprises entrance hall with secure entry phone system and offering access to all rooms, well proportioned and bright lounge with gas fire and open views, fabulous dining kitchen with sleek white wall and base units, a variety of appliances and a pantry cupboard, light and airy principal bedroom, handy boxroom which would make an ideal office/study and occasional guest room, bathroom with shower over bath and access to a floored attic via a Ramsay ladder providing great storage space.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale, along with the fridge/freezer, washing machine, dishwasher, gas hob and electric oven plus the wardrobe in the bedroom.

Gardens and Parking

There is a well maintained communal garden located to the rear of the property and there is contribution to maintaining this of £30-£60 per year. Permit/metered parking is available to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).

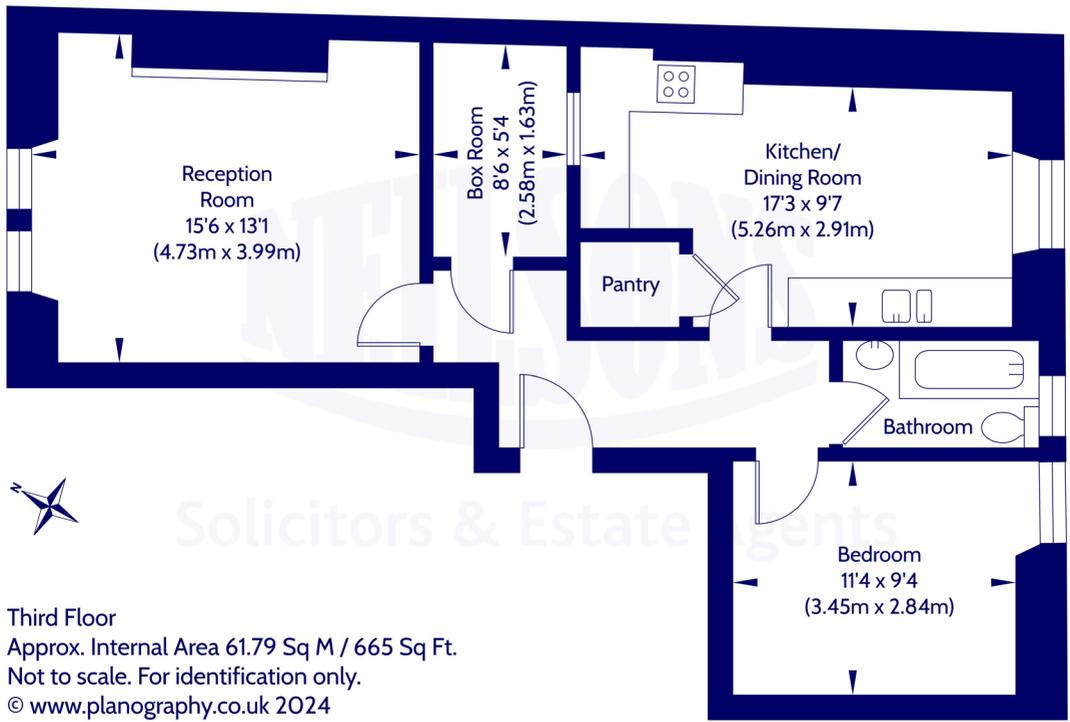




Location

The property is situated in the popular Meadowbank district of the city which is 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.





Third Floor
 Approx. Internal Area 61.79 Sq M / 665 Sq Ft.
 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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

