



Solicitors & Estate Agents



16/10 Hillend Place

Meadowbank | Edinburgh | EH8 7AE

Immaculately presented throughout, this impressive second floor flat enjoys a sought after position in the popular Meadowbank area, just east of Edinburgh's city centre. Offering a high standard of finish and an excellent location, the property is within easy reach of a superb range of local amenities, green spaces and excellent transport links.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Communal garden
-  On street parking
-  EPC rating – B
-  Council tax band - C



Description

The property is accessed from the rear of the building via a south facing terrace, providing a pleasant space to sit and enjoy the warmer months. To the front lies the light and airy lounge with built-in storage, offering a versatile room that could equally be utilised as a bedroom if desired. The newly refurbished stylish dining kitchen is fitted with a range of sleek white wall and base units with co-ordinated worktops and tiled splashbacks, includes spacious dining space, together with a useful storage cupboard, a traditional pulley and direct access to the terrace. There are two double bedrooms, with the principal featuring built-in wardrobes and a contemporary en-suite shower room with a double shower enclosure, rainfall shower and heated towel rail, while the second bedroom also includes built-in storage. Completing the accommodation is the modern bathroom, fitted with a crisp white suite, shower over the bath and heated towel rail. The property further benefits from a secure fob-access entryphone system, gas central heating and double glazing.



Extras

Included in the sale will be the light fittings, integrated blinds, electric oven and hob, fridge/freezer, dishwasher and integrated washing machine. Other furniture may be available by separate negotiation.

Gardens & Parking

There is a communal garden to the rear of the property for residents to enjoy, while unrestricted on street parking is available on the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

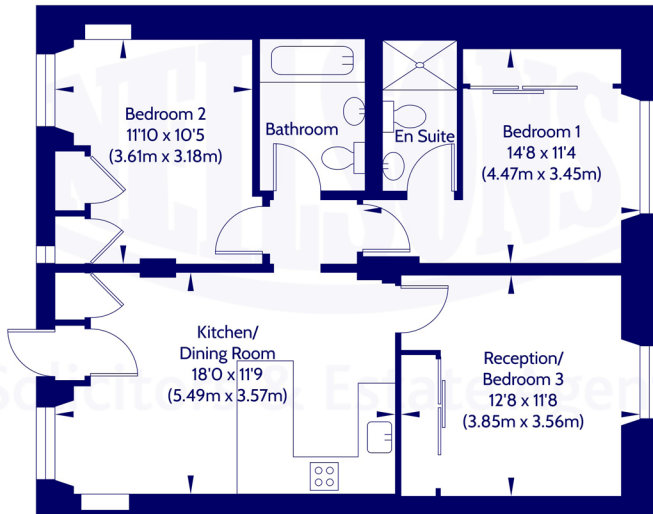
The property is situated in the popular Meadowbank district of the city, approximately two miles east of Edinburgh city centre, and is well served by a frequent public transport service. Hillend Place enjoys a convenient position with easy access to the vibrant seaside suburb of Portobello, renowned for its beach, promenade, independent cafés and restaurants. The area is also well served by a selection of highly regarded local schooling at both primary and secondary levels. The neighbourhood offers an excellent range of leisure and retail facilities, including Meadowbank Sports Centre and Meadowbank Retail Park, home to a large Sainsbury's supermarket and a variety of shops. The beautiful open spaces of Holyrood Park and Arthur's Seat are on the doorstep, while Leith Links is also nearby. More extensive amenities can be found in the city centre, as well as on nearby Easter Road, which offers a wide selection of shops, cafés and restaurants. Equidistant in the opposite direction are Morrisons and Iceland supermarkets, together with a good selection of local pubs and restaurants. The 24-hour ASDA and the extensive retail and leisure facilities at Fort Kinnaird are also just a short drive away, while Edinburgh's St James Quarter and the Omni Centre provide an excellent choice of shopping, dining and entertainment options. Edinburgh City Bypass and Edinburgh Waverley railway station are both within easy travelling distance.





Approx. Gross Internal Floor Area 68 Sq M / 730 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.



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