



Solicitors & Estate Agents



Offers Over
£250,000

2/5 Meadowbank Place

Meadowbank | Edinburgh | EH8 7AW

This impressive, tastefully presented second floor corner flat with superb views, forms part of a traditional tenement in the ever-popular Meadowbank district of the city within easy reach of the city centre. The property is ideally positioned close to excellent amenities, leisure pursuits and convenient transport links, undoubtedly appealing to first-time buyers, professionals and buy-to-let investors.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal Garden
-  Unrestricted parking nearby
-  EPC Rating – C
-  Council Tax Band - C



Description

Offered to the market in move-in condition, this fine home combines a wealth of period features with a stylish and elegant interior and internal viewing is recommended to be fully appreciated! Enjoying plenty of natural light and boasting superb views of Calton Hill and an open aspect towards the Firth of Forth, the accommodation comprises; welcoming entrance hallway with good storage provisions. There is a lovely bay-windowed reception/diningroom, with stripped wood floor, decorative cornice work, ceiling rose and opened shelved press with an incredible open aspect to the front. A fantastic feature of this room is the central fireplace incorporating the traditional-style gas fire. The stylish kitchen is fitted with a range of sleek white wall and base units with complementary wood worksurfaces incorporating the sink unit and gas hob with separate eye level double oven. There are two generous double bedrooms and a modern bathroom with white three piece suite with mains shower over the bath. Further benefits include gas central heating with combi boiler and double glazed window units.



Extras

All fitted floor coverings, some light fittings, blinds and some curtains will be included in the sale together with the gas hob, separate eye level double oven, integrated dishwasher, free-standing washing machine and fridge freezer.

Externally

There is a well kept communal garden located to the rear of the building and for the car owner, on-street parking is available within the area.

Viewing

By appointment through Neilsons on 0131 625 2222.





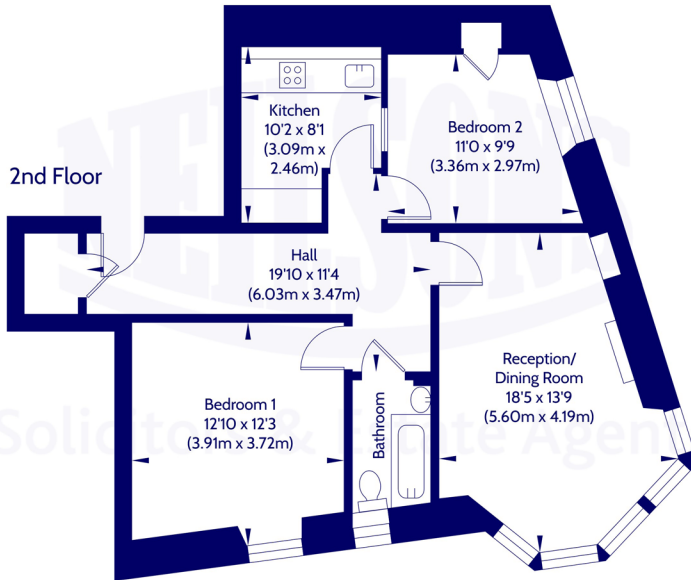
Location

The popular Meadowbank district of the city, which lies approx. 2 miles to Edinburgh City Centre, is within easy walking distance to Holyrood Palace and the Royal Mile. The area has a good choice of leisure and shopping facilities including 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 67 Sq M / 717 Sq Ft.



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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