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Offers Over

£210,000

13/1 Moray Park Terrace

Meadowbank | Edinburgh | EH7 5TF

A fantastic opportunity has arisen to purchase this impressive ground floor two bedroom flat, forming part of a modern residential development located in the Meadowbank area. Close to the city centre, with excellent amenities and transport links, the property makes an ideal purchase for first-time buyers, professionals, and more.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The property is entered via a welcoming hallway, which provides access to the principal accommodation and benefits from two useful storage cupboards, offering excellent additional household storage. The spacious reception room enjoys a pleasant front-facing aspect and is finished with wooden flooring and neutral décor, creating a bright and versatile space for both relaxing and entertaining. The fitted kitchen features a range of wall and base units with complementary work surfaces and a tiled splashback. Integrated appliances include a gas hob, oven and extractor hood, while there is also space for a dining table, making this a practical and sociable area of the home. There are two well-proportioned double bedrooms, both finished with carpeting. The principal bedroom benefits from mirror-fronted built-in wardrobes, providing excellent storage, while the second bedroom is similarly well presented and offers further flexibility for use as a bedroom, home office or guest room. The bathroom is fitted with a contemporary three-piece white suite comprising a bath with electric shower over, WC and wash hand basin. The room is partially tiled for ease of maintenance. The development is upkept by the factor Hacking Paterson with a monthly charge in the region of £60.

This property has been subject to virtual staging to show the effect of 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

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from an allocated parking space together with access to communal gardens, providing attractive outdoor space for residents to enjoy.

Viewing

By appointment through Neilsons (0131 625 2222).





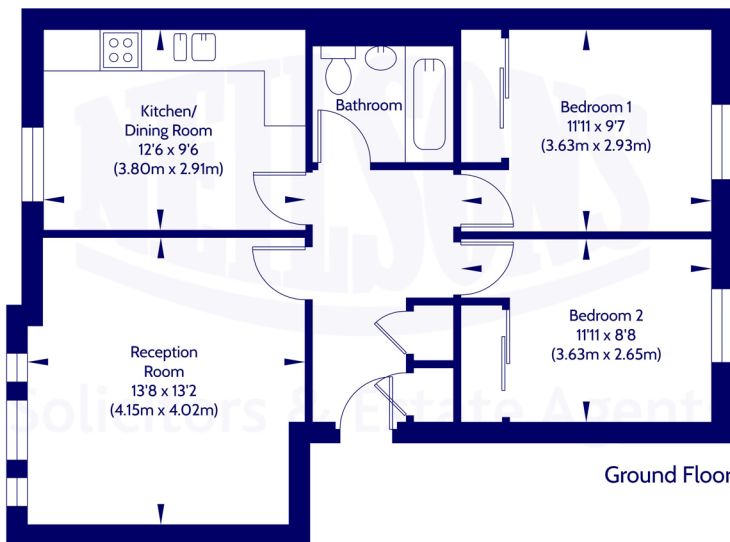
Location

Situated in the popular Meadowbank area of Edinburgh, Moray Park Terrace enjoys an excellent location for first-time buyers seeking a well-connected home close to a wide range of everyday amenities. Meadowbank Retail Park is just a short walk away and offers a variety of shopping facilities, including Sainsbury's supermarket and a selection of well-known retailers. Further local shops, independent cafés, restaurants and everyday services can be found nearby in Abbeyhill and along Easter Road. The area is particularly convenient for commuters, with regular bus services providing easy access to Edinburgh city centre, Princes Street and the wider city. For leisure and recreation, Meadowbank Sports Centre offers excellent sporting and fitness facilities, while the beautiful open spaces of Holyrood Park and Arthur's Seat are within easy reach. Combining convenient shopping, excellent transport links and access to green spaces, this is an appealing location for first-time buyers looking to enjoy city living with everything close at hand.





Approx. Gross Internal Floor Area 61 Sq M / 657 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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