

7/5 Royal Park Terrace,
Edinburgh EH8 8JD







A one bedroom first floor flat enjoying a superb location beside Holyrood Park

1 Bed | 1 Bath | 1 Reception

A one bedroom first floor flat enjoying a superb location beside Holyrood Park. The property is accessed via a secure entry-phone system into a well-maintained hall and stair. The property is quietly positioned to the rear of the building and benefits from double glazing and access to a large, shared rear garden. Internally the property could now benefit from some cosmetic upgrading but offers considerable potential to the first time buyer or to a buy-to-let investor. The accommodation comprises; hallway, shower room, double bedroom, sitting room and kitchen. There is also a walk in storage cupboard. The electric oven, electric hob, fridge and washing machine will be included in the sale and there is an electric fire in the sitting room. The block is factored by Lowther with a fee of approximately £125 / £130 per quarter (this includes stair cleaning and communal back garden maintenance).

Please note that no warranty will be given for the systems and appliances – they are sold as seen

Offers Over £170,000

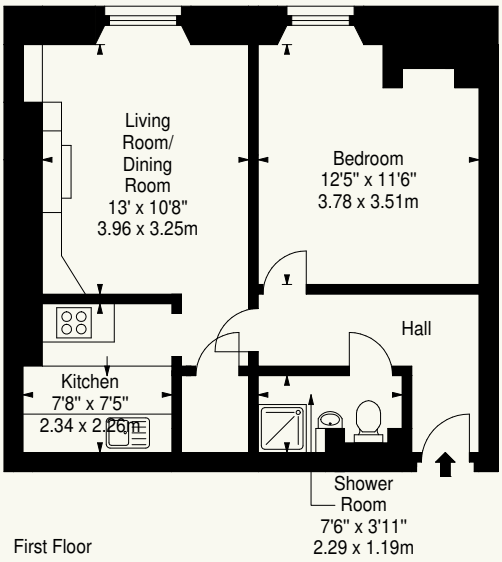
Features

- Traditional first floor flat
- Located beside Holyrood Park
- Sitting room with kitchen off
- Double bedroom
- Shower room
- Hallway
- Walk in storage cupboard
- Double glazing
- Shared rear garden
- Entryphone system
- Factors – Lowther approximately £125/£130 per quarter
- EPC Rating D

Royal Park Terrace,
Edinburgh,
Midlothian, EH8 8JD

SquareFoot

Approx. Gross Internal Area
506 Sq Ft - 47.01 Sq M
For identification only. Not to scale.
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First Floor







Meadowbank lies to the east of the city centre approximately 2 miles from Princes Street. It is a popular and convenient residential area of the city just minutes from the wonderful open spaces of Holyrood Park, the Palace and the Scottish Parliament. Whilst all the city centre has to offer is readily accessible via regular bus services or indeed on foot, the Meadowbank Retail Outlet offers a number of High Street names, as well as a large branch of Sainsbury. There are a number of popular restaurants and cafes within a few minutes on foot and a Morrisons at Jock's Lodge, a 24 hour Asda at The Jewel and a further retail outlet at Fort Kinnaird. Portobello's popular beach and promenade, restaurants and cafes are just a short distance away, as is Leith's vibrant waterfront. Proximity to the A1 and city by-pass facilitates swift access to East Lothian, as well as the west side of the city and the central motorway network, making this location ideal for both city workers and commuters.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.