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14 Meadowbank Terrace

Meadowbank | Edinburgh | EH8 7AS

An excellent opportunity has arisen to acquire this impressive and beautifully presented main door flat, forming part of a traditional tenement in the popular residential area of Meadowbank. Ideally positioned just a stone's throw from the stunning open green spaces of Arthur's Seat and within easy reach of a wide range of local amenities, the property is presented in true move-in condition. Offering an ideal home for professionals, young families and first-time buyers alike, early viewing is highly recommended.

- 3 Bedrooms
- 1 Public Room
- 1 Bathroom
- Zoned Parking
- Front and Rear Gardens
- EPC Rating – D
- Council Tax Band - C



Description

The accommodation, which is presented to the market in true move-in condition, comprises an entrance vestibule featuring attractive original Victorian floor tiles, leading to a welcoming hallway with original wooden flooring extending through much of the property, together with a useful storage cupboard and pulley. The bright and airy reception/dining room enjoys a gas fireplace and attractive Edinburgh press, whilst the modern internal kitchen is fitted with a range of base and wall-mounted units.



There are three well-proportioned bedrooms, including a generous principal bedroom with walk-in closet and French doors providing direct access to the rear garden. The second bedroom is a comfortable double positioned to the front, whilst the third offers a versatile single room and features an attractive fireplace. Completing the accommodation is a contemporary bathroom fitted with a three-piece suite and shower over the bath.



Further benefits include gas central heating and double glazing throughout.

Extras

All fitted floor coverings will be included in the sale together with the hob and oven.

Gardens & Parking

To the rear of the property lies a beautifully maintained communal garden, together with a private patio area providing an ideal spot for outdoor relaxation. To the front, there is a private paved terrace, whilst permit and metered on-street parking is available to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





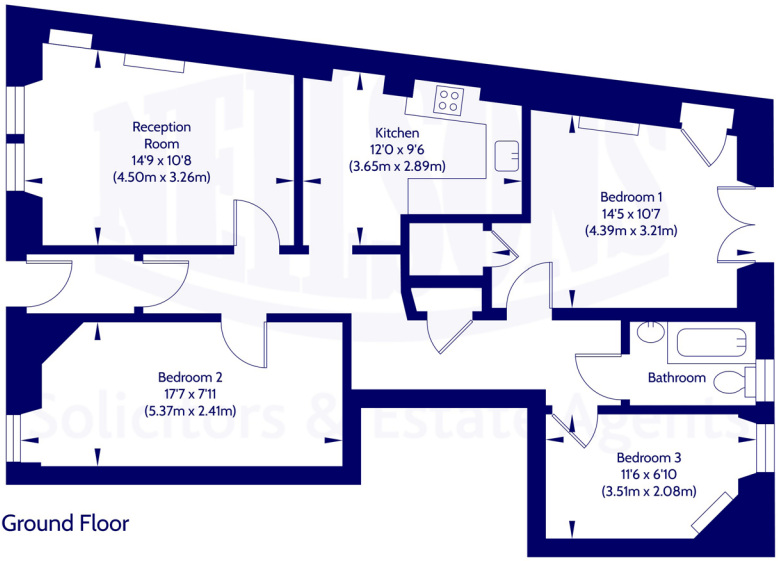




Location

The property is situated in the popular Meadowbank district of the city which is a short walk to the Royal Mile and Holyrood Palace and 2 miles (approx.) to Edinburgh City Centre. The area has a good choice of local coffee shops and cafes, 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 just a short journey away. 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 76 Sq M / 821 Sq Ft.



Ground 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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mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
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