

COULTERS

17/7 (3F2) ROYAL PARK TERRACE,

MEADOWBANK, EDINBURGH, EH8 8JB

4 BED | 2 BATH | 1 PUBLIC





TAKE A LOOK INSIDE

Occupying an enviable position bordering Holyrood Park, 17/7 Royal Park Terrace is an impressive four-bedroom duplex apartment enjoying fantastic open views towards Arthur's Seat and across the surrounding parkland. The property has been lovingly upgraded and extended into the attic, creating stylish and versatile spaces while retaining an abundance of period character, including decorative cornicing, original sanded and varnished floorboards, press cupboards and attractive wood panelling.
The main sitting room is a particularly appealing space, filled with natural light and enjoying wonderful south-facing views across Holyrood Park. A fireplace provides an attractive focal point, complemented by a useful original press cupboard.

KEY FEATURES

- Beautifully presented, light filled duplex bordering the edge of Holyrood Park.
- Four bedrooms and two bathrooms.
- Shared rear garden.
- Residents' on street permit holder parking.
- With fantastic views of Arthur's Seat and Holyrood Park.
- Excellent local amenities nearby.
- EPC Rating - C
- Council Tax Band - D





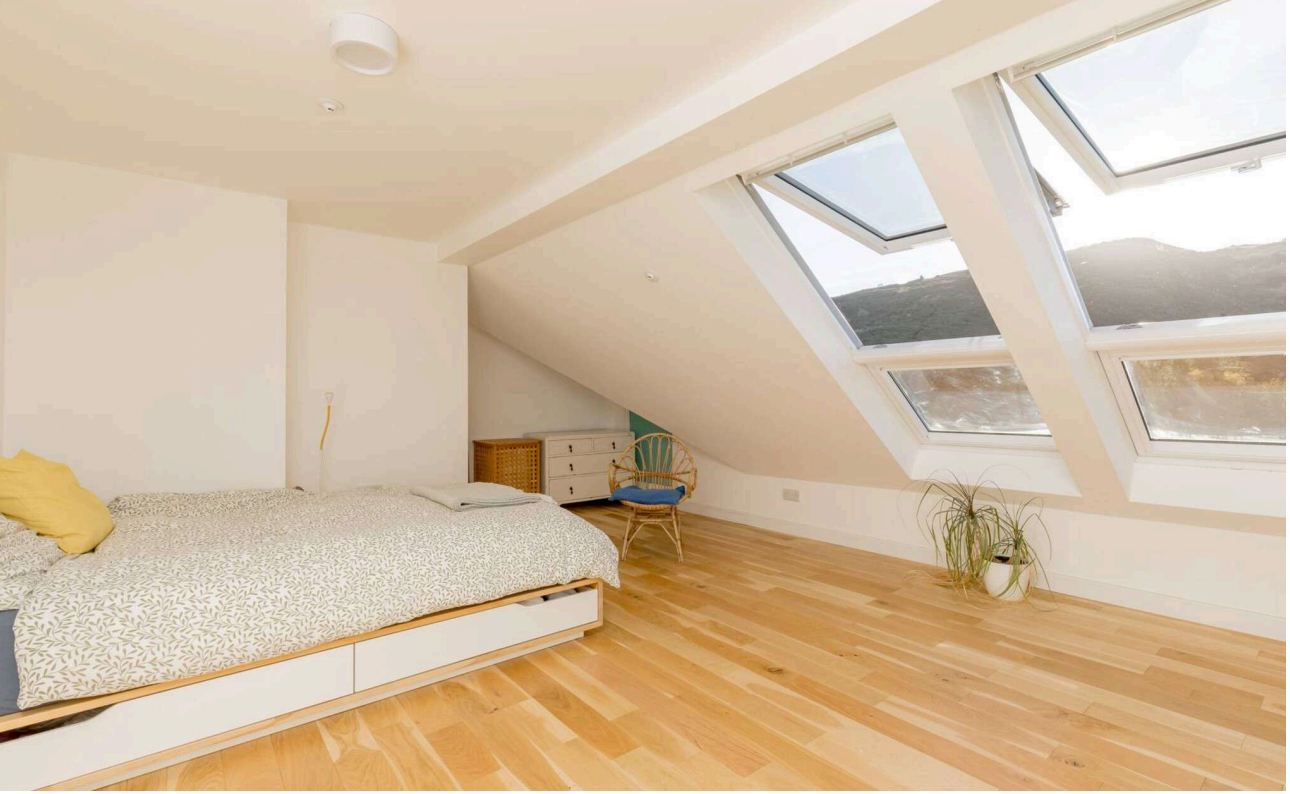


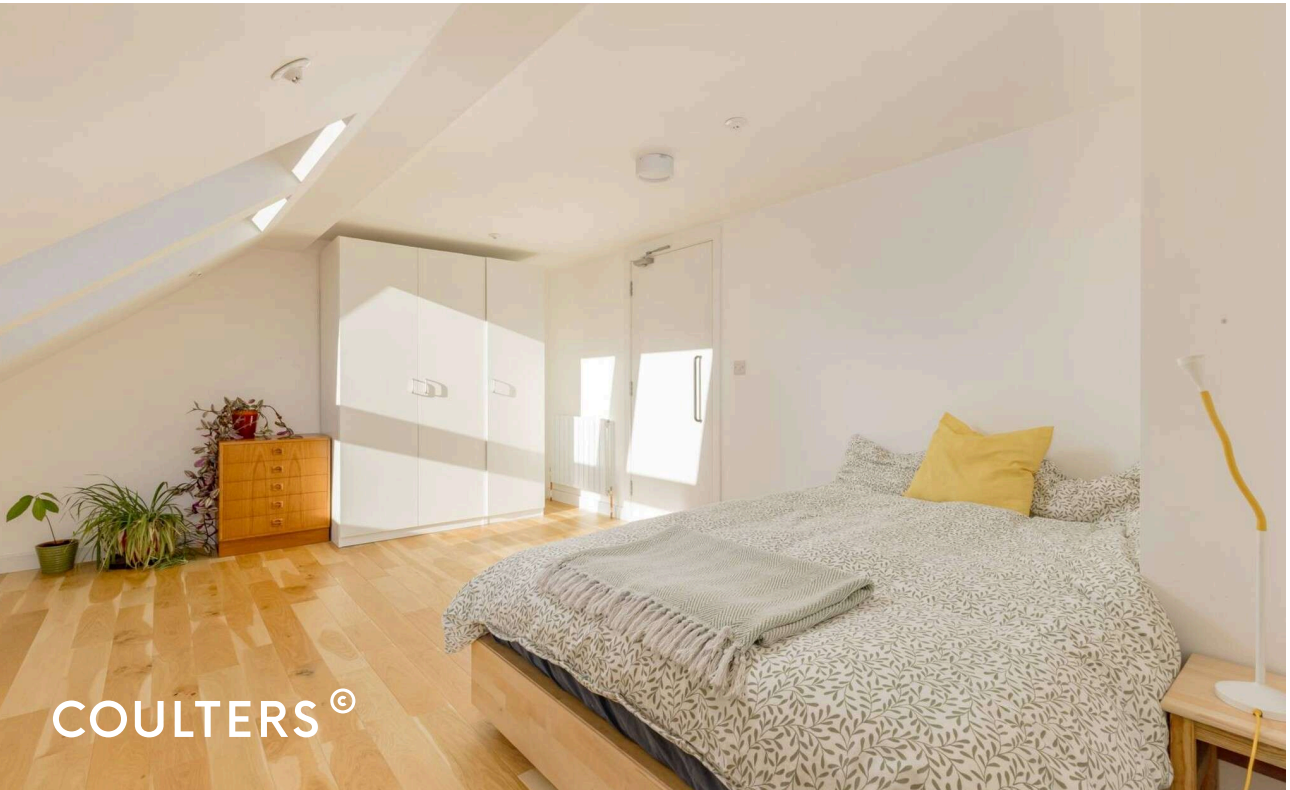


To the rear, the kitchen/dining room is fitted with wall and base-mounted cabinetry incorporating an electric hob and oven. There is space for a dining table and chairs, while a washing machine, dishwasher and freestanding fridge freezer are also housed within the room. A pantry cupboard provides additional storage.

There are two further bedrooms on this level, including a good-sized double bedroom enjoying views to the front, and a fourth bedroom which could alternatively be used as a study. A bathroom completes this floor.

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CONTINUED...

The upper level reveals two particularly attractive bedrooms, both benefiting from the character and charm of the converted attic space. The principal bedroom is beautifully spacious and enjoys another fabulous outlook towards Holyrood Park, while the second bedroom offers far-reaching views across the city rooftops towards Fife. Both rooms feature attractive wood flooring and useful eaves storage.

A second bathroom completes the accommodation, fitted with a bath and mains-powered shower over, WC and wash basin.

Externally, there is a shared rear garden which has been thoughtfully landscaped by the residents, incorporating established bushes and a variety of plants to create an attractive outdoor space.

Residents' on-street permit parking is available on Royal Park Terrace.










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THE LOCAL AREA

Meadowbank is a popular, high amenity located to the east of Edinburgh's City Centre. The area lies adjacent to Holyrood Park and Arthurs Seat which provide a vast array of walking trails. Nearby Lochend Park offers a gorgeous lake and a children's playground.

Meadowbank Retail Park houses a Sainsbury's supermarket and there are a variety of shops and cafes in nearby Abbeyhill and Jock's Lodge. The state-of-the-art Meadowbank Sports Centre offers a gym and sport pitches and numerous fitness classes.

Regular buses run along London Road west towards the City Centre and east towards Portobello.

EXTRAS

All blinds, light fittings, fitted flooring, fridge/freezer, washing machine, dishwasher and integrated appliances are included in the sale price.

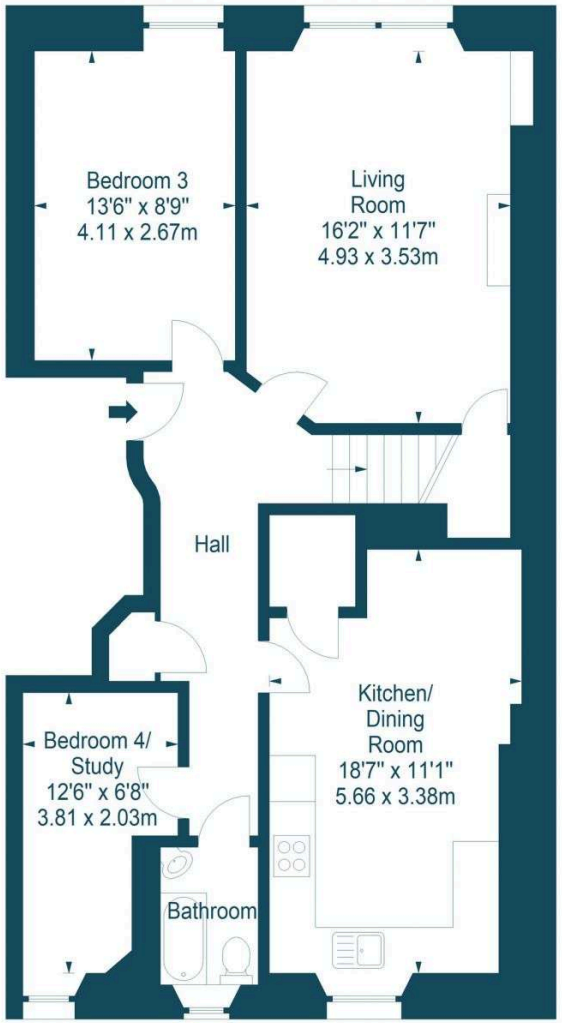
HOME REPORT VALUATION: £425,000

Royal Park Terrace,
Edinburgh,
Midlothian, EH8 8JB

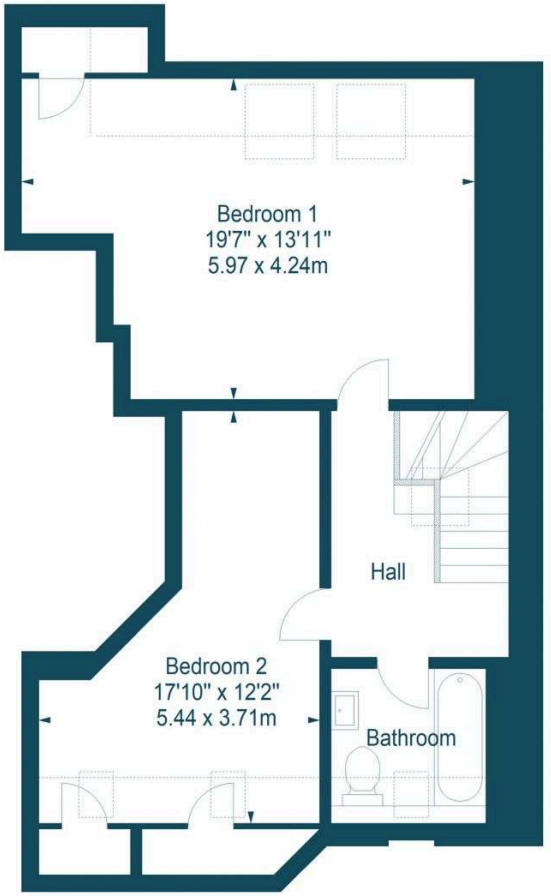
SquareFoot

Approx. Gross Internal Area
1379 Sq Ft - 128.11 Sq M
For identification only. Not to scale.
© SquareFoot 2026

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Third Floor



Fourth Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.