

1F1, 17 Hillend Place

MEADOWBANK, EDINBURGH, EH8 7AE



*Beautifully presented traditional two-bedroom flat
blending period charm with contemporary style*



0131 524 9797



www.mcewanfraserlegal.co.uk



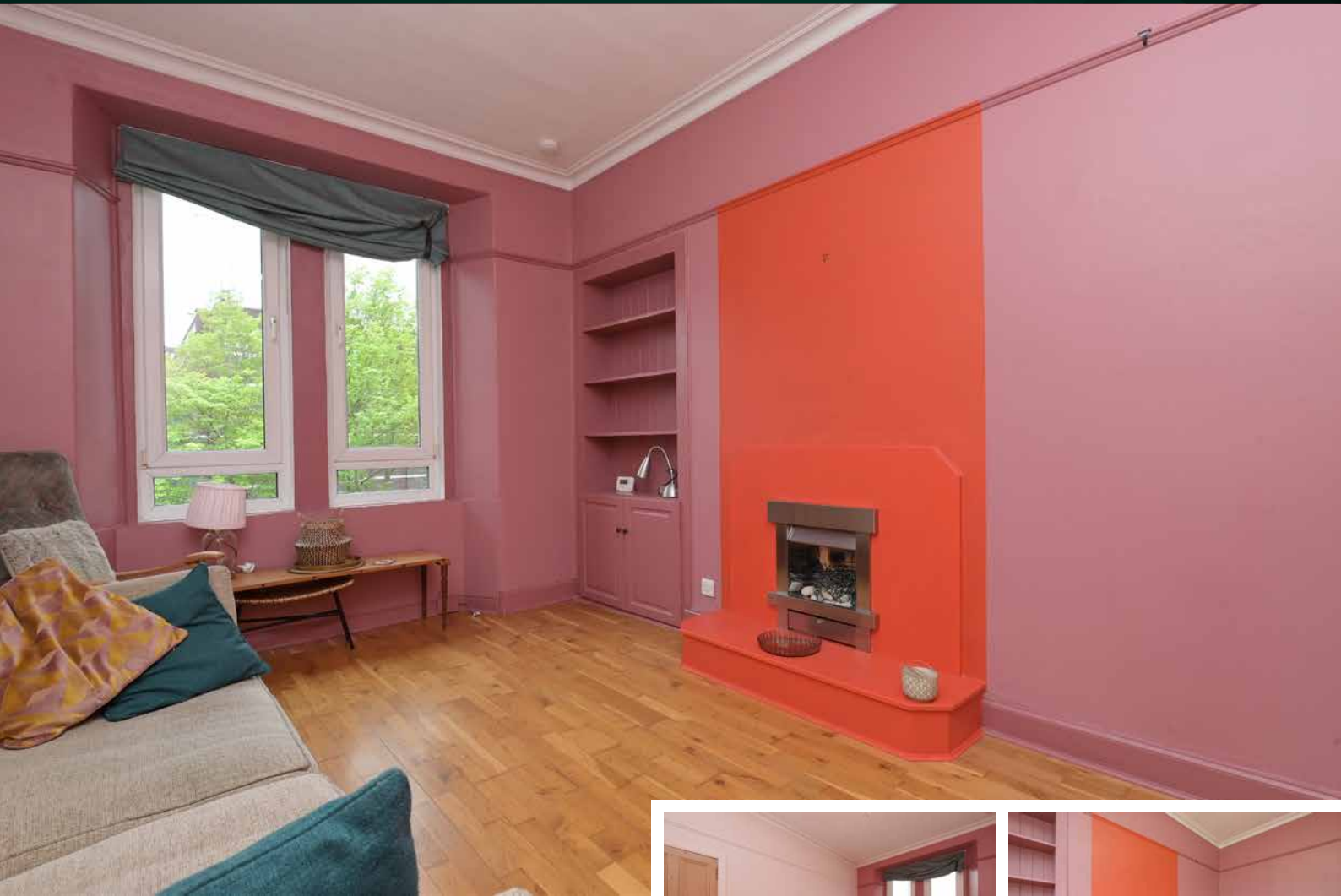
info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this charming two-bedroom traditional first-floor flat, situated in the popular Meadowbank area of Edinburgh. Offering a wonderful blend of period character and contemporary styling, the property further benefits from access to a well-maintained shared communal rear garden laid to lawn.

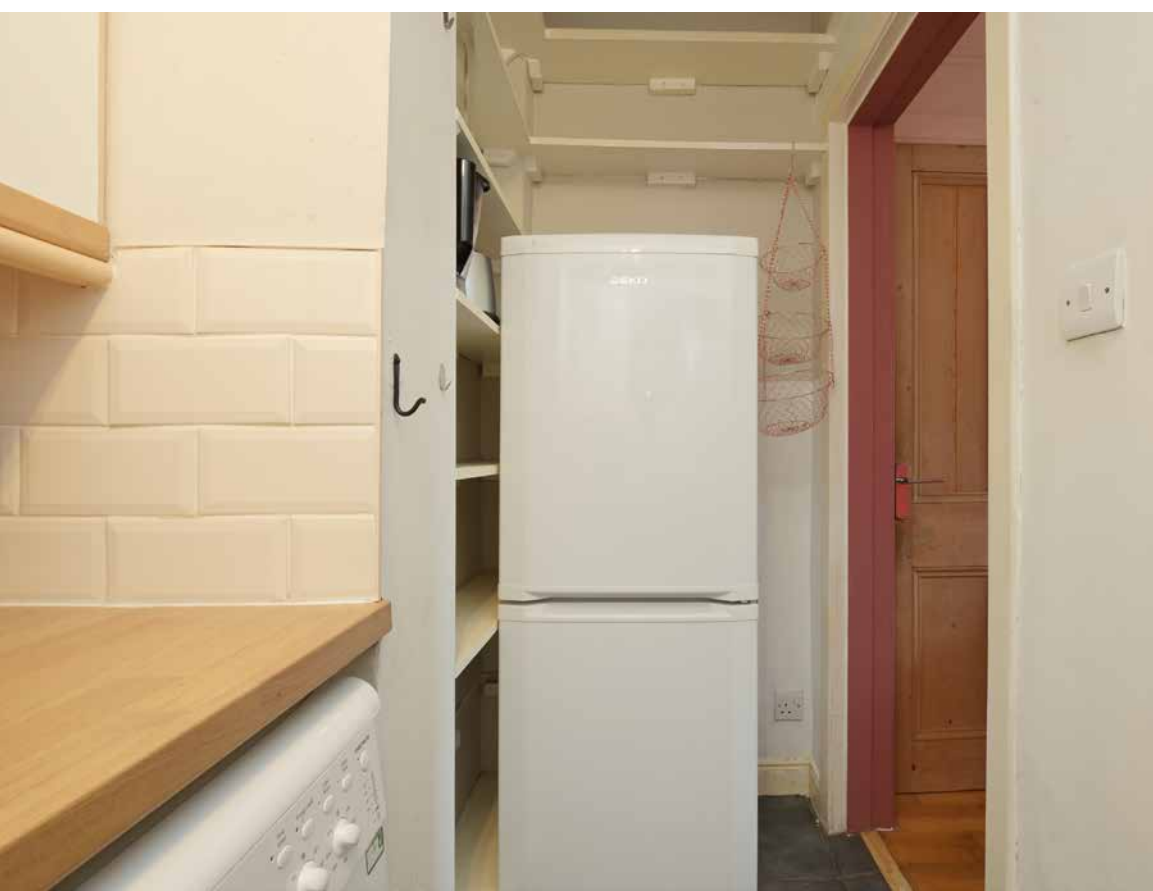
The welcoming entrance hallway is presented in neutral décor and provides access to all rooms within the property. Throughout the apartment, the traditional features have been sympathetically retained while being complemented by modern finishes, creating a bright and inviting home.

THE LIVING ROOM



The beautifully proportioned living room is flooded with natural light from twin windows and boasts an impressive combination of traditional character and bold contemporary styling. High ceilings enhance the sense of space, while warm hardwood flooring, a striking feature fireplace and built-in shelving and storage create an attractive and practical focal point.

THE KITCHEN



The living room flows seamlessly into the adjoining kitchen, making it ideal for both everyday living and entertaining. The fitted kitchen is well equipped with integrated appliances and is finished with light wood cabinetry, cream tiled splashbacks and attractive tiled flooring. There is also ample space for a freestanding fridge freezer.

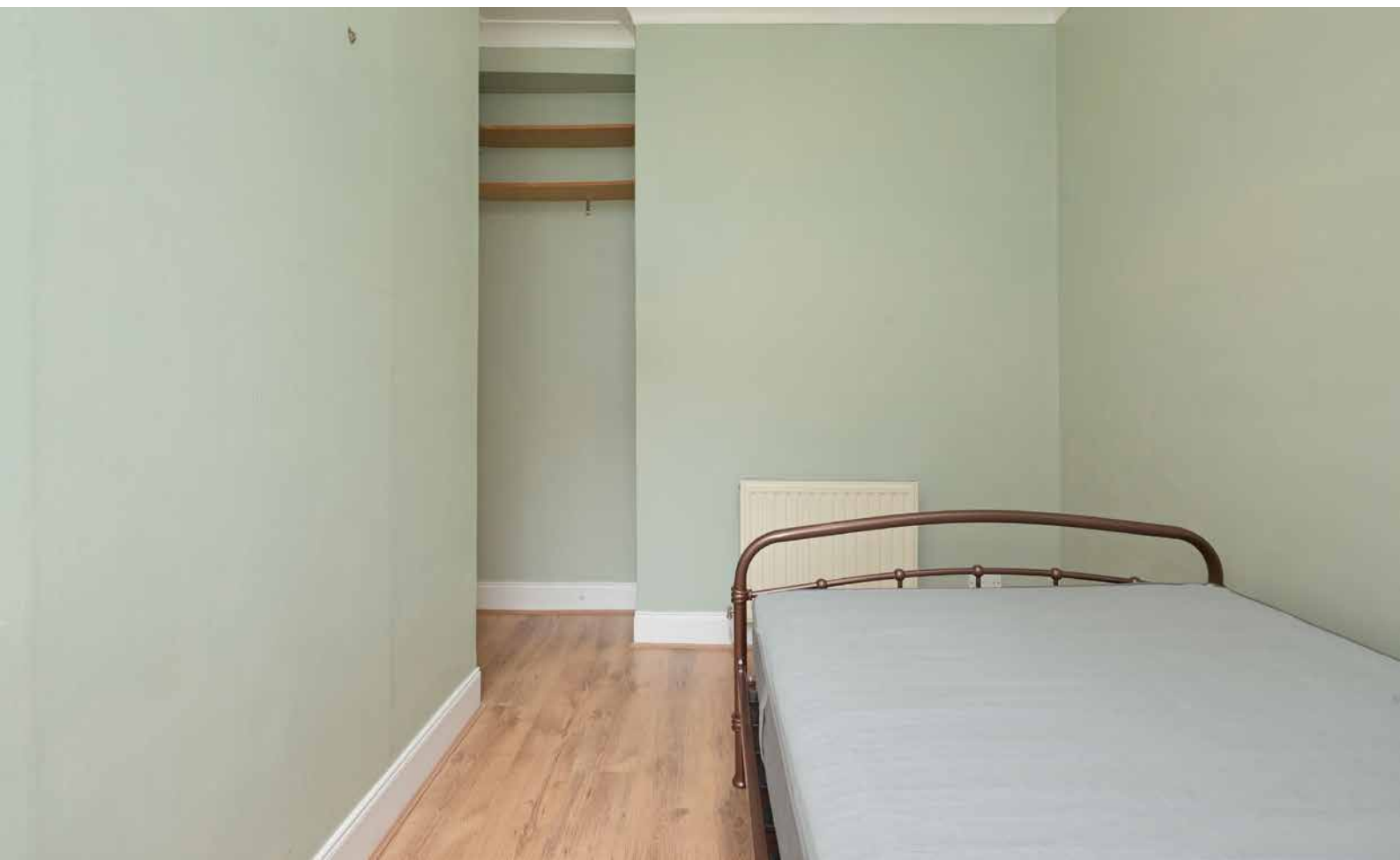


There are two generous double bedrooms, both finished in neutral décor with high ceilings and large windows that allow an abundance of natural light to fill the rooms. One of the bedrooms further benefits from a built-in storage cupboard. The contemporary bathroom is fitted with a white three-piece suite and is finished with stylish grey tiled flooring, white tiled wet wall panelling, complementary grey wall tiling and an integrated chrome heated towel rail.

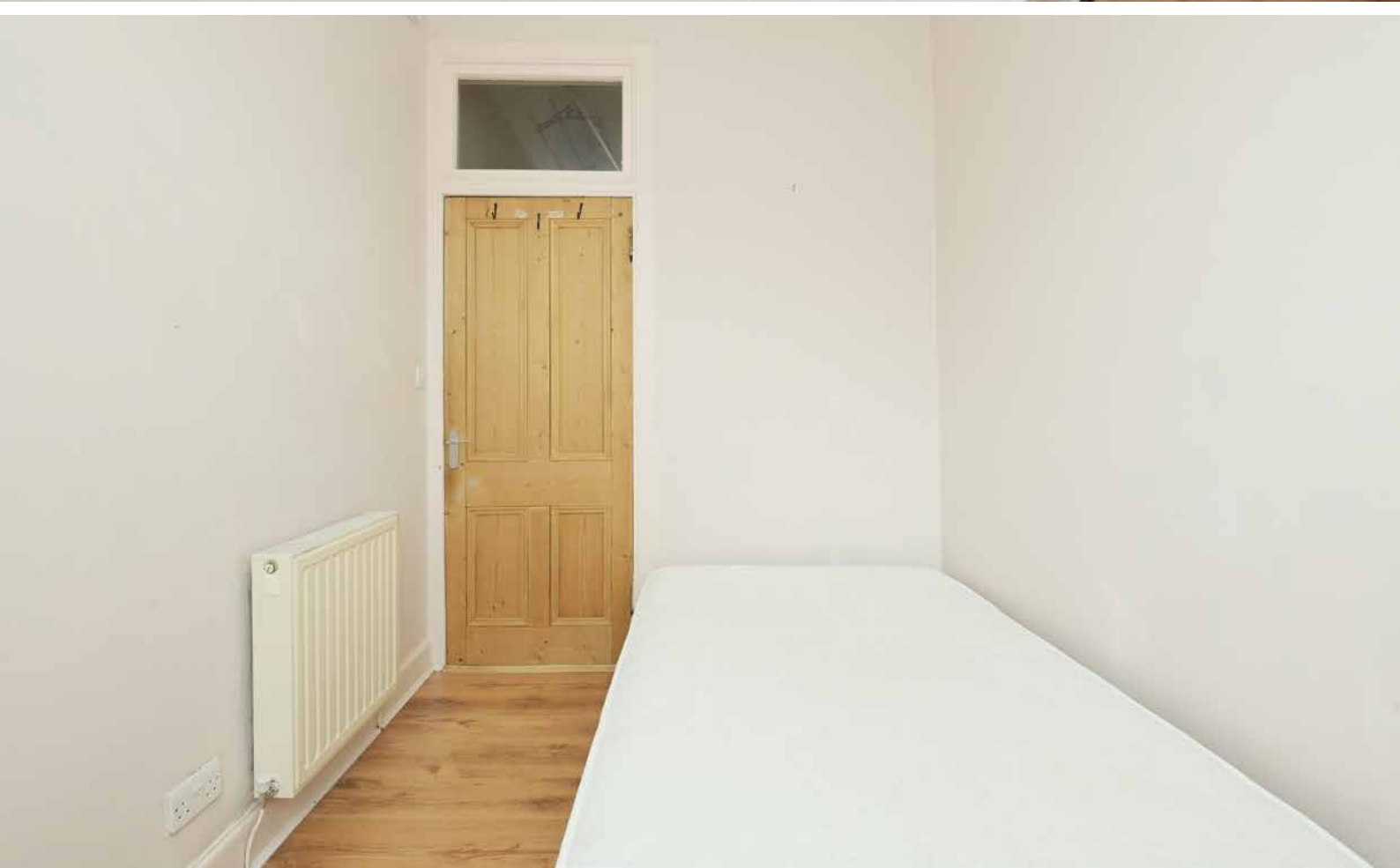
THE BATHROOM



BEDROOM 1



BEDROOM 2



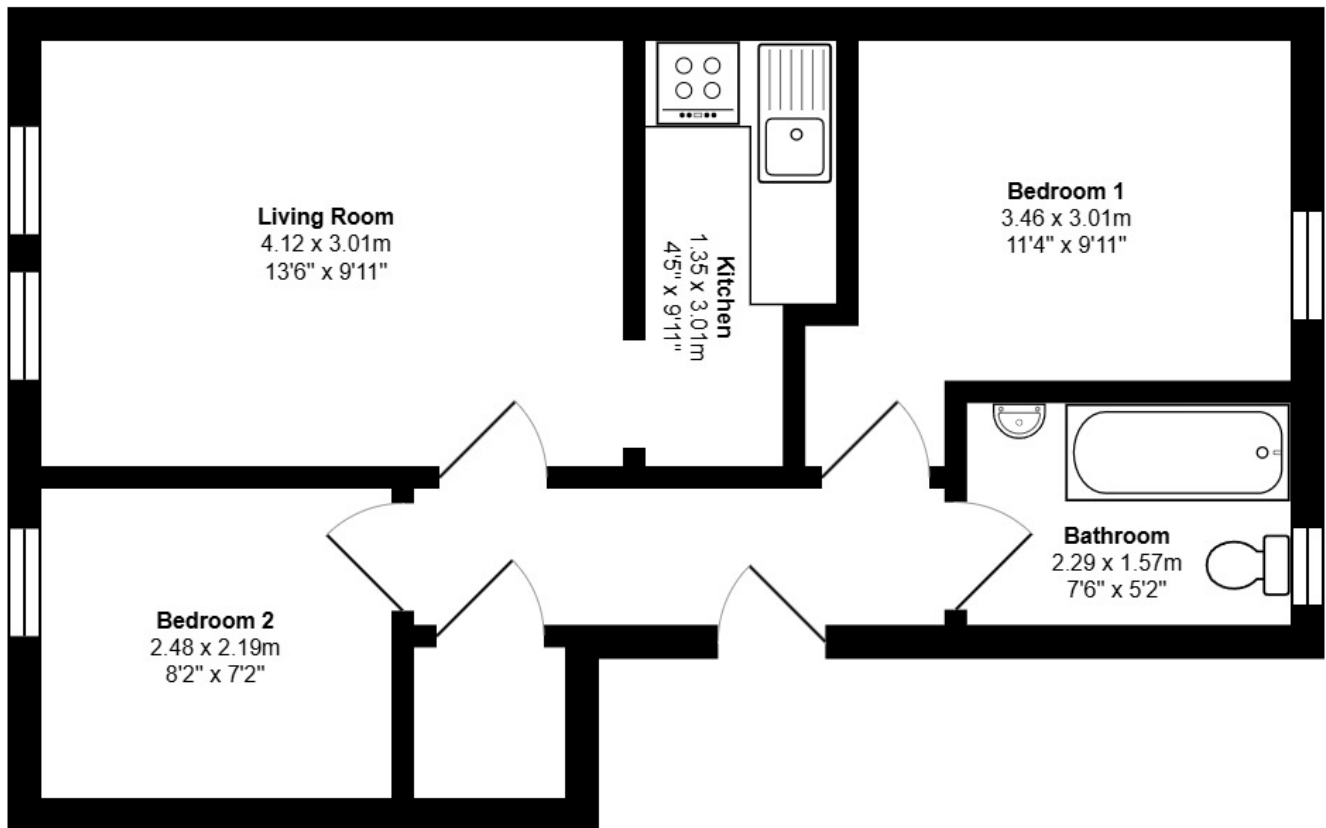
Externally, residents enjoy access to a well-maintained south-facing communal rear garden, providing an attractive outdoor space to relax and enjoy the warmer months.

Combining period charm, spacious accommodation and an excellent location close to Edinburgh city centre, this superb apartment is perfectly suited to first-time buyers, professionals and investors alike.

EXTERNALS

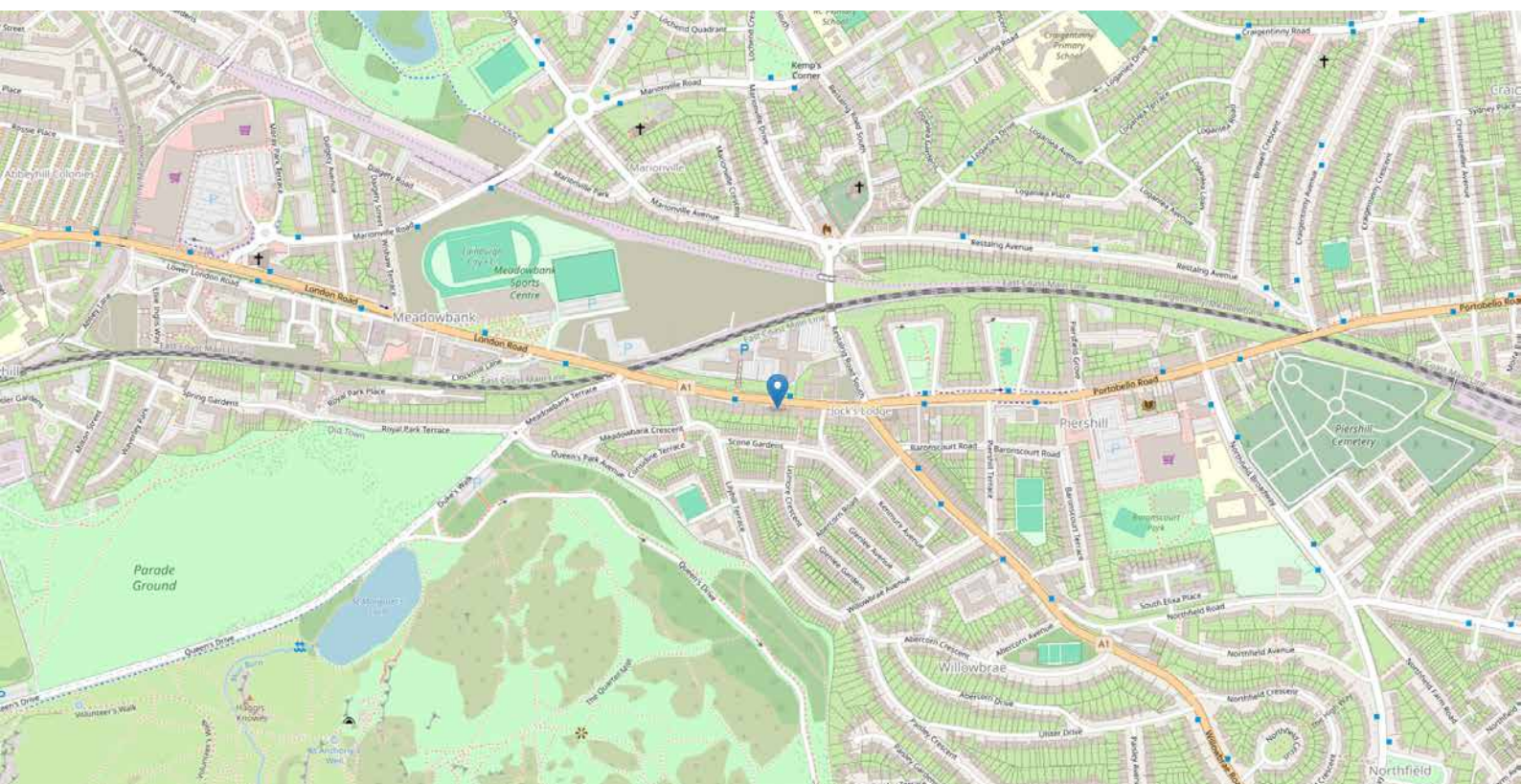


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 43m² | EPC Rating: C



THE LOCATION

Hillend Place is ideally situated in the ever-popular Meadowbank district, just to the east of Edinburgh city centre. Renowned for its excellent blend of traditional character and modern convenience, the area offers an outstanding range of local amenities, including independent cafés, restaurants, supermarkets and everyday shopping facilities, all within easy walking distance.





The property is perfectly positioned for enjoying some of Edinburgh's most popular green spaces, including Holyrood Park and Arthur's Seat, while the nearby Meadowbank Sports Centre provides excellent fitness and leisure facilities. For those who enjoy outdoor pursuits, the picturesque paths of Lochend Park and the network of cycle routes leading into the city centre are also close by.

Meadowbank benefits from excellent public transport links, with frequent bus services providing quick and easy access to Edinburgh city centre, Waverley Station and the surrounding areas. The nearby A1 and City Bypass also offer convenient connections for commuters travelling further afield.

Combining a vibrant community atmosphere with superb amenities, outstanding transport links and easy access to both the city centre and green open spaces, Meadowbank remains one of Edinburgh's most desirable residential locations for professionals, first-time buyers and investors alike.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.