

3/4 Moray Park Terrace

MEADOWBANK, EDINBURGH, EH7 5TH



*FANTASTIC TWO-BEDROOM FIRST-FLOOR FLAT IN
EDINBURGH'S SOUGHT-AFTER MEADOWBANK AREA*



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McEwan Fraser is delighted to present this fantastic two-bedroom first-floor flat in Edinburgh's sought-after Meadowbank area. The property is presented to the market in excellent internal condition, making this an excellent opportunity for professionals seeking a 'walk-in' property close to Edinburgh city centre.

The accommodation is focused on a bright and spacious living room that is neutrally decorated and finished with laminate flooring. The living room has space for a variety of different furniture arrangements. A new owner will have the flexibility to create their ideal living and entertaining space.

The Property

The stylish modern kitchen is adjacent to the living room. There is a range of base and wall-mounted units that are set against a tiled splash-back. The units offer excellent prep and storage space alongside an integrated gas hob and electric oven. Space is provided for further free-standing appliances and a breakfast table.





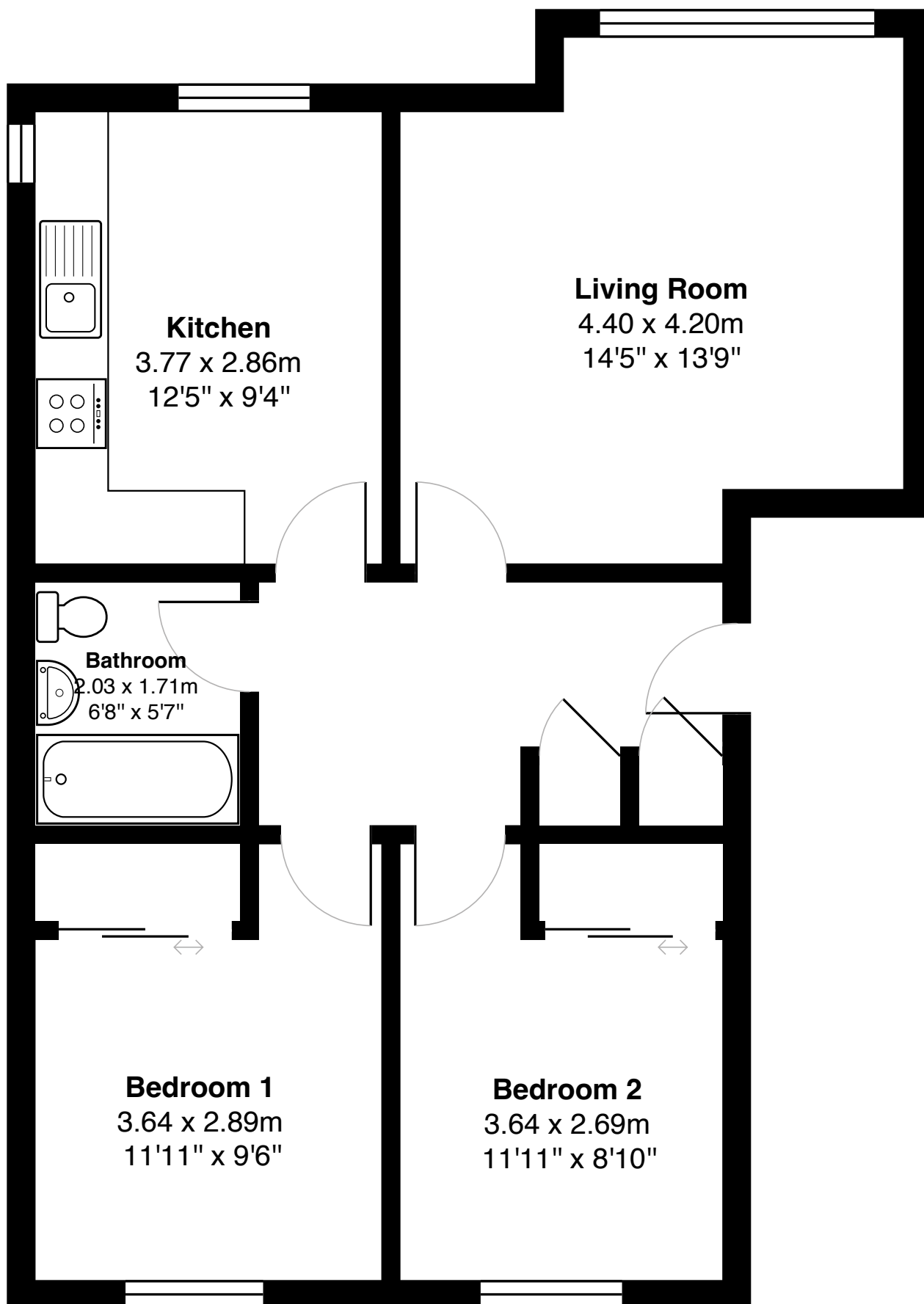
There are two well-proportioned double bedrooms that both enjoy integrated wardrobes. Bedroom one has laminate flooring, contemporary décor, and plenty of space for a full suite of free-standing bedroom furniture. Bedroom two has a similar contemporary finish.





Bedroom 2





Gross internal floor area (m²): 59m²

EPC Rating: C



Further benefits include gas central heating, double glazing, well-maintained communal gardens, and a residents' car park.

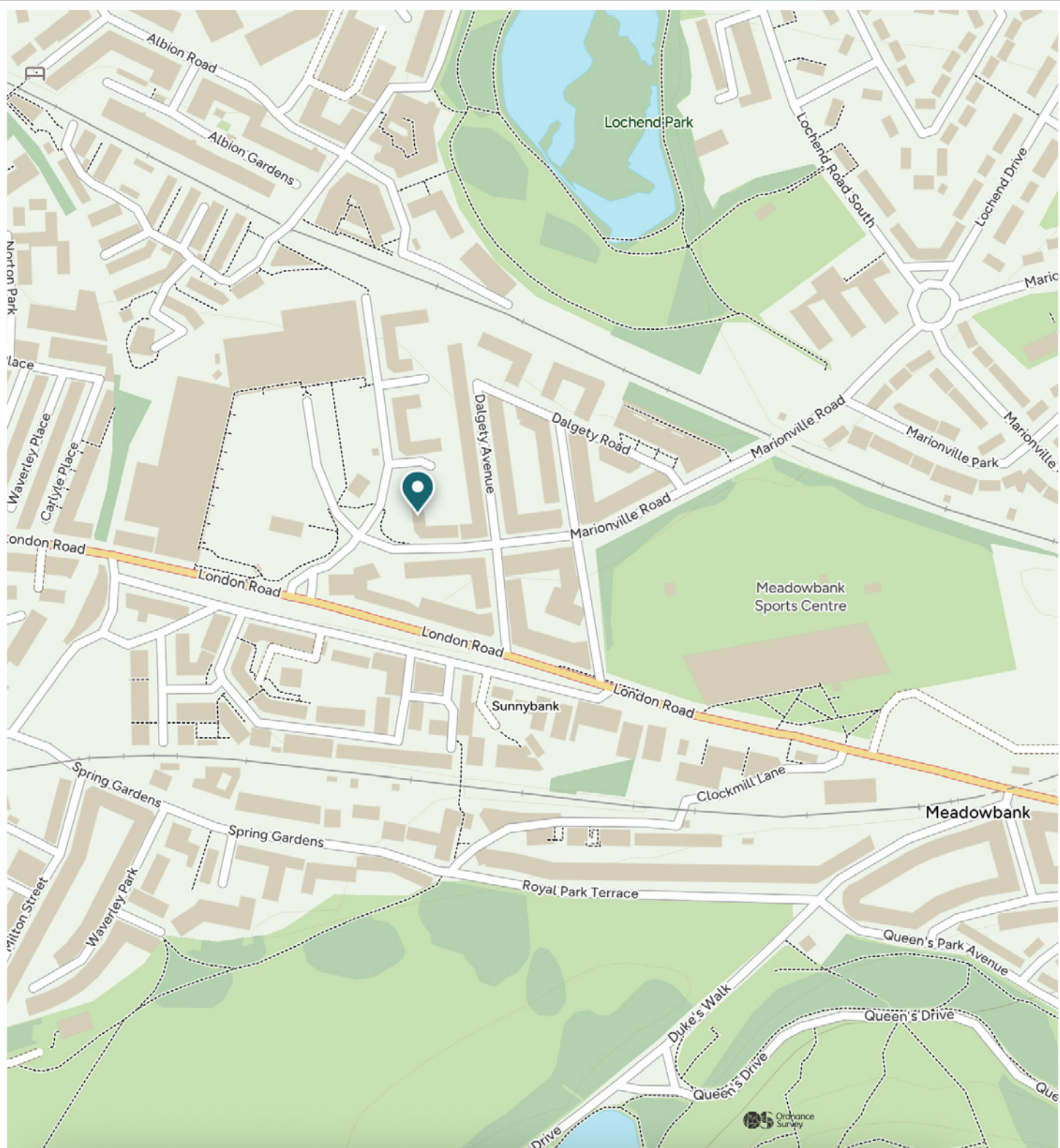




Meadowbank strikes the perfect balance between vibrant city living and easy access to green spaces, making it a top choice for young professionals in Edinburgh. Just a short bus or cycle ride from the city centre, this area blends urban convenience with a relaxed, community atmosphere. The recently redeveloped Meadowbank Sports Centre sits at the heart of the neighbourhood, offering state-of-the-art fitness and leisure facilities for staying active. Surrounding streets are lined with independent cafés, artisan bakeries, and trendy brunch spots, alongside essential amenities like supermarkets and gyms.

Outdoor enthusiasts will love the proximity to Holyrood Park and Arthur's Seat, ideal for lunchtime runs, weekend hikes, or simply soaking in breathtaking city views. Excellent public transport links make commuting a breeze, while drivers benefit from easy access to the A1 and city bypass. Evenings bring plenty of options, from stylish bars in nearby Abbeyhill to cultural events at the Playhouse Theatre, all within walking distance. With the buzz of neighbouring Leith and the New Town close by, Meadowbank offers a dynamic mix of convenience, lifestyle, and Edinburgh charm. In short, it's the ideal spot for young professionals seeking a well-connected, lively, and active place to call home.

The Location



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