



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**23 Meadowbank Crescent**

Edinburgh EH8 7AJ



# 23 Meadowbank Crescent

Set a stones throw from the vast green space of Holyrood park and Arthurs Seat, this outstanding main door flat enjoys all the airiness and grand proportions expected of a Victorian home. It has two bedrooms and benefits from a beautiful private front garden, along with a well maintained communal garden to the rear. The welcoming internal accommodation is characterised by tasteful décor, modern enhancements and a wealth of authentic period features.

The entrance vestibule has original floor tiles and leads to a generous hall laid with restored original floor boards and housing a large store cupboard. An impressive sitting room features a magnificent bay window with panelled surround, ornate cornicing and feature fireplace. Located to the rear of the property, with a pleasant garden outlook, is a generous dining kitchen incorporating excellent sociable space for seated dining. Fitted with a collection of sleek white cabinets complemented by accent downlighting, the kitchen seamlessly integrates gas hob, oven and a dishwasher. Additionally, there is a built-in pantry store.

## Property Summary

- Set next to Holyrood park & Arthurs Seat
- Outstanding Victorian main door flat
- Period features seamlessly blended with contemporary finishes
- Welcoming entrance vestibule with original floortiles
- Impressive bay windowed sitting room
- Spacious dining kitchen
- Two double bedrooms
- Contemporary 4 piece bathroom
- Private front south-facing garden
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D











Beautiful period features, seamlessly blended with contemporary fittings











The property also hosts two double bedrooms; the largest of which enjoys a tranquil setting with leafy outlook to rear gardens. The second bedroom offers versatility for sleeping and work space. Completing the accommodation on offer and finished with deluxe, neutrally toned tiling, is an ultra modern bathroom fitted with a contemporary four piece suite, including luxurious freestanding bathtub and large walk-in shower enclosure with an overhead rainfall-style showerhead. Gas central heating and double glazed casement windows ensure comfort all year round.

Externally, this delightful city home is accompanied by a private south-facing front garden, as well as enjoying shared access to a rear garden, neatly laid to lawn. Local on-street parking is unrestricted.

Extras: all fitted floor coverings, gas hob, electric single oven, freestanding fridge/freezer and integrated dishwasher to be included in the sale.





## Meadowbank

Meadowbank is ideally placed, just east of the city centre, with a vibrant residential community and located close to the vast open space of Holyrood Park, Arthur's Seat and the Scottish Parliament. There are excellent local amenities at Jocks Lodge with additional shopping found at nearby Meadowbank Retail Park (with a Sainsburys) and a Morrisons store along at Piershill. There are a wealth of leisure opportunities from the vast open space of Holyrood Park & Arthurs Seat, offering superb walks, running and cycling. Meadowbank Sports centre offers a gym, fitness classes and a variety of sports clubs. Along at nearby Portobello, the old 'victorian' baths has a swimming pool and traditional Turkish baths. Various regular bus services are a fast and easy way into the city and all the entertainment, bars and restaurants Edinburgh has to offer.



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