



8/6 Royal Park Place, Edinburgh, EH8 8HZ

Light & Tastefully Presented, Three-Bedroom, Second Floor Flat

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Property Description

Light and tastefully presented, three-bedroom, second-floor apartment, set in a modern, factored residential development. Located in the Abbeyhill area close to Holyrood Park, lying to the east of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, master bedroom with en-suite shower room, two further bedrooms, and a bathroom.

Ready-to-move-in with light neutral decor, quality continuous flooring, a stylish kitchen with integrated appliances, and modern bathrooms.

In addition, there is double glazing, gas central heating, modern lighting, multiple TV and telephone points, and good storage provision.

The development provides a secured entry, allocated parking in a secured residents' car park, and well-kept grounds.

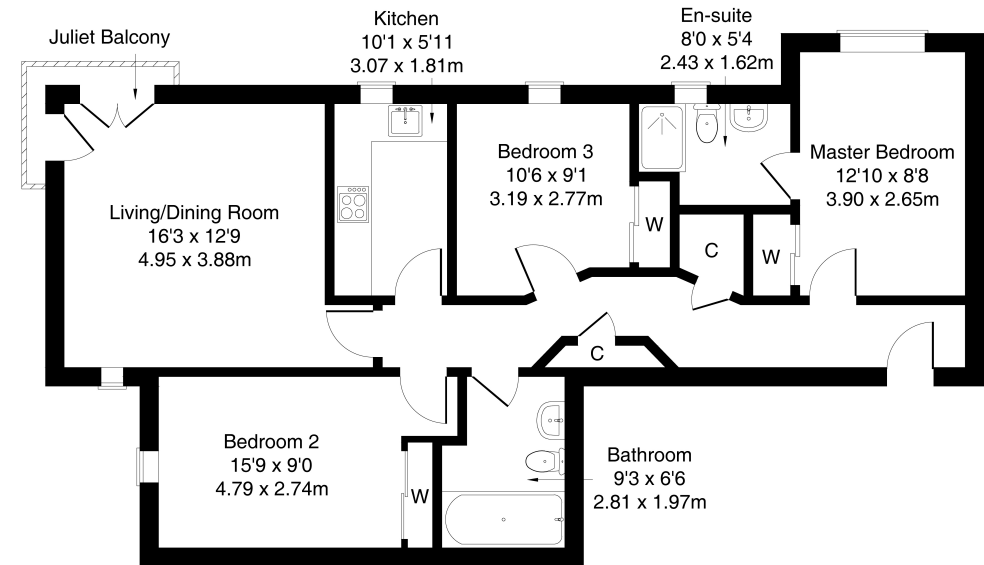
A welcoming entrance hall gives access throughout the property, and features two storage cupboards and wood effect flooring extending through to the majority of the rooms. The triple-aspect living room is set to the front with patio doors to a Juliet balcony, two light fittings and ample space for dining furniture. Also set to the front, the kitchen is fitted with wall and base units, wood effect worktops, a sink with drainer and a tiled surround. Appliances include an integrated oven, 5-ring gas hob with an extractor hood, fridge/freezer, dishwasher and washing machine.

The well-proportioned master bedroom features a built-in wardrobe with mirror sliding doors, a central light fitting and a modern en-suite shower room; whilst two further bedrooms are set to opposite aspects, similarly well finished, also with built-in wardrobes with mirror sliding doors and central light fittings. Completing the accommodation, set internally off the hall, the bathroom is fitted with a three-piece suite, tiled flooring and tiled splash walls.



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Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Abbeyhill lies east of the city centre with a mix of traditional and modern residential properties. A high amenity area, there is extensive local convenience, specialist shopping and delicatessens, as well as including the Meadowbank Shopping Park with a Sainsbury's superstore. Highly frequent bus services are available from London Road, whilst Edinburgh's Royal Mile, Princes Street, the Scottish Parliament, and the Old Town are all

foot. The east end of the city centre is also close by, including the Omni Centre with bars, restaurants, a fitness centre, and multi-screen cinema and the newly built St James Quarter. Recently completed Meadowbank Sports Centre offers state-of-the-art indoor and outdoor sporting facilities. Nearby Lochend Park, Calton Hill, Holyrood Park and Arthur's Seat offer vast open green spaces for walks and recreation.





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