



MACWOOD



20 ROYAL PARK TERRACE,  
EDINBURGH, EH8 8JB





# WHAT YOU NEED TO KNOW



2 1 1

Overlooking Holyrood Park this two-bedroom main-door apartment boasts a south-west-facing front garden, magnificent proportions, and comfortable accommodation. Within easy reach of the city centre and vibrant Easter Road, and close to scenic open spaces, it will appeal to a range of purchasers and presents a fantastic opportunity.

A light carpeted hallway leads to a south-west-facing living room filled with natural light and charming period details, including cornicing and a fireplace. Adjacent is a kitchen with ample storage now in need of modernization. Two peaceful carpeted double bedrooms at the rear feature built-in shelving and wardrobes. They share a modern fully tiled bathroom with a white suite, bath, wall-mounted shower, WC, and washbasin. Double-glazing and central heating offer comfort and efficiency throughout.

The property enjoys a gated south-west-facing front garden with stunning views over to Holyrood Park and Arthur's Seat. There is ample on-street permit parking.



## OUR EXPERT SAYS...

*“Overlooking Holyrood Park, this two-bedroom apartment offers magnificent proportions and a fantastic opportunity.”*

**- Ross MacDonald,  
Director**



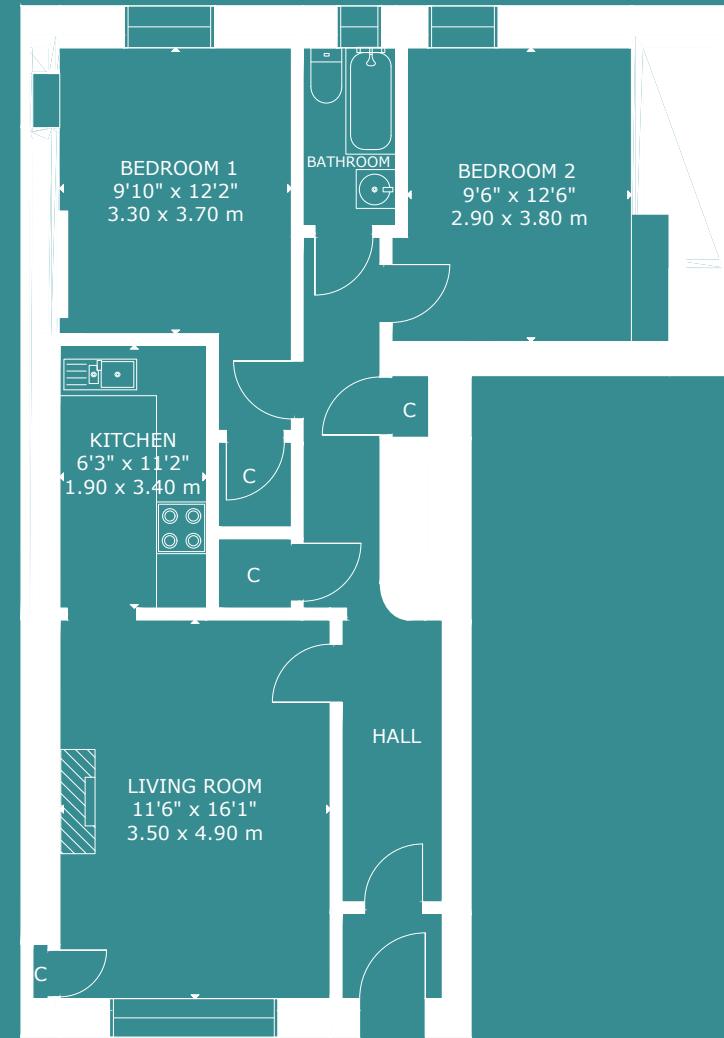
**744 FT<sup>2</sup>**







# FLOORPLAN



# LOCATION

Meadowbank offers residents a wealth of outdoor activities, such as exploring Calton Hill and enjoying nearby golf courses. Sports enthusiasts can access excellent facilities at Abercorn Tennis Club and Meadowbank Sports Centre. Located in close proximity to the city center, you'll have a wide array of amenities at your fingertips. The Omni Centre houses a Nuffield Health and Fitness Wellbeing Gym, VUE Cinema, and diverse dining options. Additionally, the world-class St James Quarter is also nearby, boasting over 80 retailers, 30 restaurants, Lane Bowling, and Everyman Cinema. Numerous dining options await right outside your door, including the newly opened Herringbone Bar and Restaurant and The Willow. Daily shopping is a breeze with Sainsbury's at Meadowbank Retail Park, Morrisons on Portobello Road, and various retailers along Easter Road. Families will appreciate the proximity of Abbeyhill Primary and Drummond Community High schools, with additional private education options in Edinburgh easily accessible. Reliable bus services can whisk you into the city, and Edinburgh Waverley Station is just a 10-minute ride away. The location also offers easy access to the City Bypass and Scotland's motorway networks.





MACWOOD



**TO REGISTER YOUR  
INTEREST, CONTACT:**

4 Redheughs Rigg  
Edinburgh  
EH12 9DQ

 [ross@macwoodproperties.com](mailto:ross@macwoodproperties.com)

 07388 361 564