



EDINBURGH  
4 ROYAL PARK TERRACE  
OFFERS AROUND £175,000

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# EDINBURGH

## 4 ROYAL PARK TERRACE

**OFFERS AROUND £175,000**

**ENTRANCE HALLWAY**  
**KITCHEN**  
**RAISED PLATFORM LIVING AREA**  
**2 DOUBLE BEDROOMS**  
**NURSERY**  
**BATHROOM**  
**SHOWER ROOM**  
**SHARED GARDENS**  
**GAS CENTRAL HEATING**  
**DOUBLE GLAZING**

### DESCRIPTION

Royal Park Terrace is located on the edge of the Holyrood Park/Arthur Seat yet within easy reach of the City Centre by both car, walking or public transport. Local shops can be found on nearby London Road, with larger shopping found at Sainsbury's at Meadowbank, Morrison's on Willowbrae Road or Asda at the Jewel.

4 Royal Park Terrace has been architecturally designed to create a fantastic bright and spacious 2 bedroom flat within a central location. The use of partially frosted glass to the front of the building, combined with tall ceilings allows light to flow throughout. In brief the accommodation comprises of Main door entrance, kitchen, raised platform living area, 2 bedrooms, a wet room, bathroom and nursery. The property is fully double glazed with gas fired central heating and there is a extra ventilation system installed.

This stunning flat must be viewed to be fully appreciated.

### ACCOMMODATION

#### HALLWAY

Front door opens into the hallway itself open to the kitchen, and platform living area. Real wood Acacia flooring laid throughout.

#### KITCHEN 4.19m x 3.37m (13'09 x 11'00)

Modern fitted kitchen with a quality range of wall and base level units with work surface over and incorporating a deep bowl sink, gas hob and oven. Integral fridge/freezer and washing machine. Acacia wood flooring.

#### RAISED PLATFORM LIVING AREA 3.01m x 2.51m (9'10 x 8'03)

This unique feature benefits from the large window to the front aspect and enjoys stunning views of Holyrood Park towards the ruin of St. Anthony's Chapel.

#### BEDROOM 3.87m x 3.46m (12'08 x 11'04)

Double bedroom which can be opened out to create a large living space off the Kitchen area via sliding doors. Acacia wood flooring. Door to rear garden.

#### WET ROOM

Fully tiled floors and wall, with a three piece suite comprising low level w/c, wash hand basin and shower. Spotlights to ceiling.

#### BEDROOM 5.66m x 3.47m (18'07 x 11'09)

Accessed via a spiral staircase this superb sized double bedroom located within the basement level, yet it is still light and airy due to the raised platform living area above.

#### NURSERY 2.23m x 2.10m (7'09 x 6'10)

With fitted carpet and full length mirrored wardrobes. Spotlights to the ceiling.

#### BATHROOM

Fitted with a three piece suite comprising of low level w/c, wash hand basin panel bath with shower over. Spotlights to ceiling.

#### GARDEN

A large shared rear garden is mainly laid to lawn. To the bottom of the garden, plots suitable for growing vegetables etc. To the front is a small patio area which belongs to the property with a low wall surrounding. Please note there is planning permission for fence or higher wall to go round the front aspect.

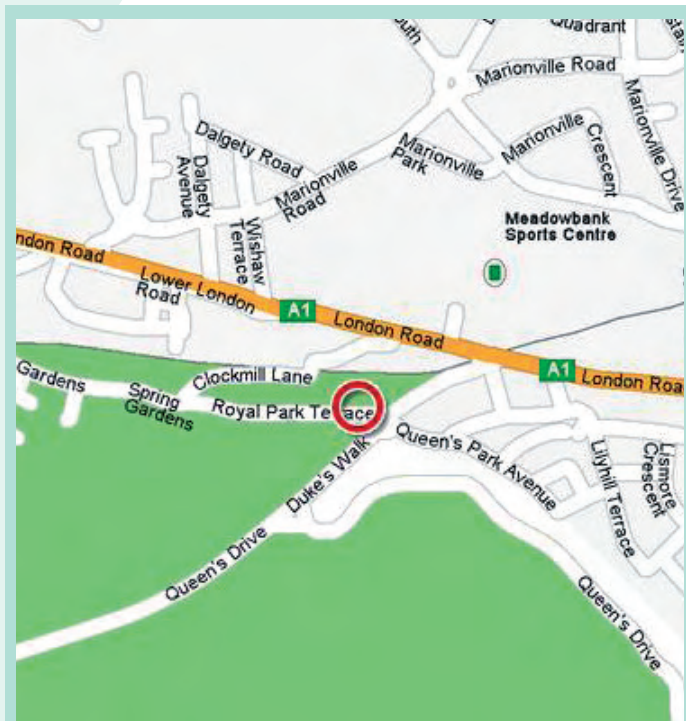
#### PARKING

On Street parking can be found directly in front of the property

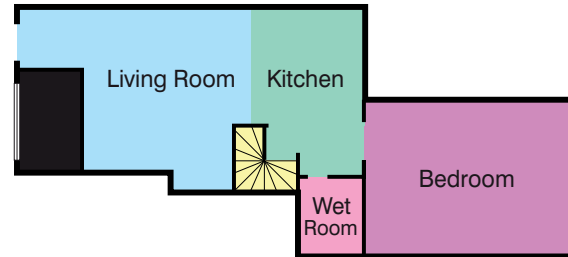
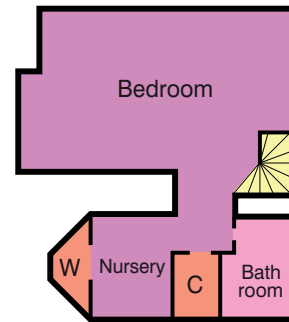
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Floor plans are indicative only - not to scale.

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