



1 QUEENS PARK AVENUE, EDINBURGH, EH8 7EE
Offers Over £275,000



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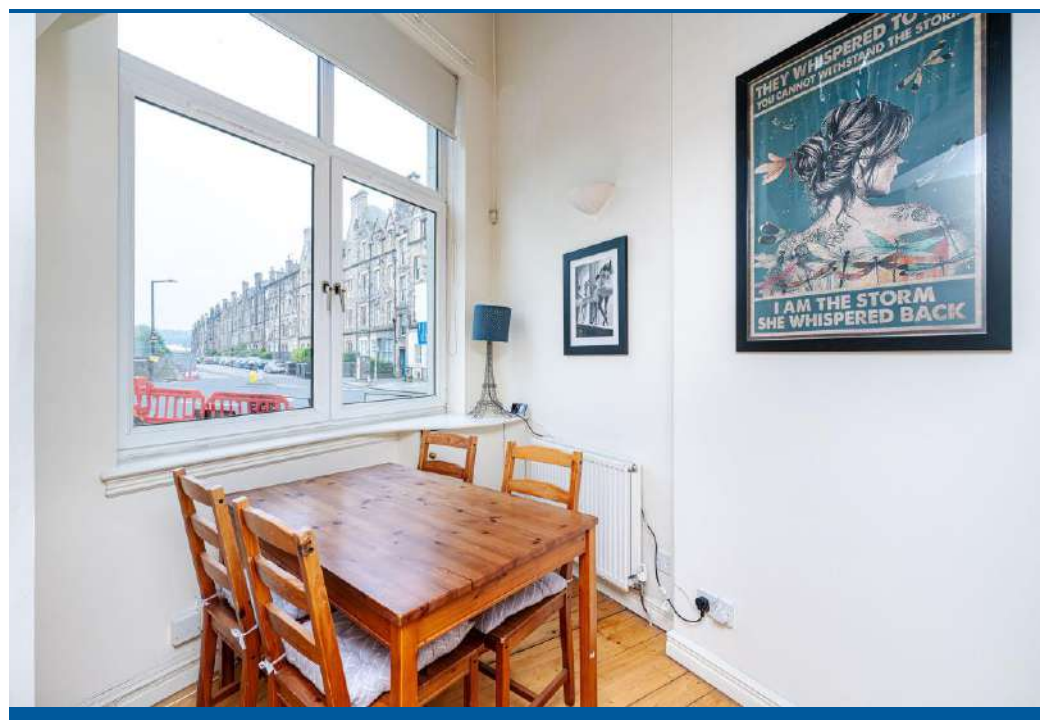


This bright and modern two-bedroom duplex flat offers a unique and sophisticated living experience with its contemporary design and well-thought-out layout. Upon entering, you'll immediately notice the abundance of natural light that floods the space, creating a warm and inviting atmosphere throughout.

The flat boasts a spacious and airy living area, perfect for both relaxation and entertaining. Large windows and an open-plan design enhance the sense of space and light, making this home feel both expansive and cozy. The modern kitchen is a chef's delight, featuring sleek, up-to-date appliances, ample counter space, and stylish cabinetry. Whether you enjoy cooking for yourself or hosting dinner parties, this kitchen provides everything you need and a great dining area.



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The highlight of this duplex is the master bedroom, situated upstairs on a stylish mezzanine level. This private retreat is generously proportioned and includes a spacious en-suite bathroom, offering a perfect blend of luxury and comfort. The en-suite is equipped with modern fixtures and fittings, providing a serene space to unwind and refresh.

Downstairs, the second bedroom is equally well-appointed and generously sized, making it ideal for guests, family members, or as a home office. The main bathroom, conveniently located on the same level, features contemporary design elements and high-quality finishes.

Additional features of the property include ample storage space and large attic space, ensuring a clutter-free living environment, and restored wooden flooring throughout, which adds to the overall aesthetic appeal. The design seamlessly blends form and function, making it an ideal home for modern living.



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The property is located in the highly sought-after Meadowbank district, approximately 2 miles from Edinburgh City Centre, the Royal Mile, and Holyrood Palace. This area offers excellent leisure and shopping facilities, including the Meadowbank Sports Centre and Meadowbank Retail Park, which features a large Sainsbury's supermarket and a variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are just a stone's throw away, and the iconic Portobello beach is a short journey from the property. Many of central Edinburgh's top attractions, art galleries, restaurants, and the impressive St James Quarter are within close proximity, as are the Edinburgh City Bypass and Edinburgh Waverley train station. Additionally, a sizable Morrisons supermarket is approximately half a mile away, and Fort Kinnaird Retail Park, offering an excellent selection of high-street retailers, coffee shops, and eateries, is also nearby.

Get in touch



0131 644 6060

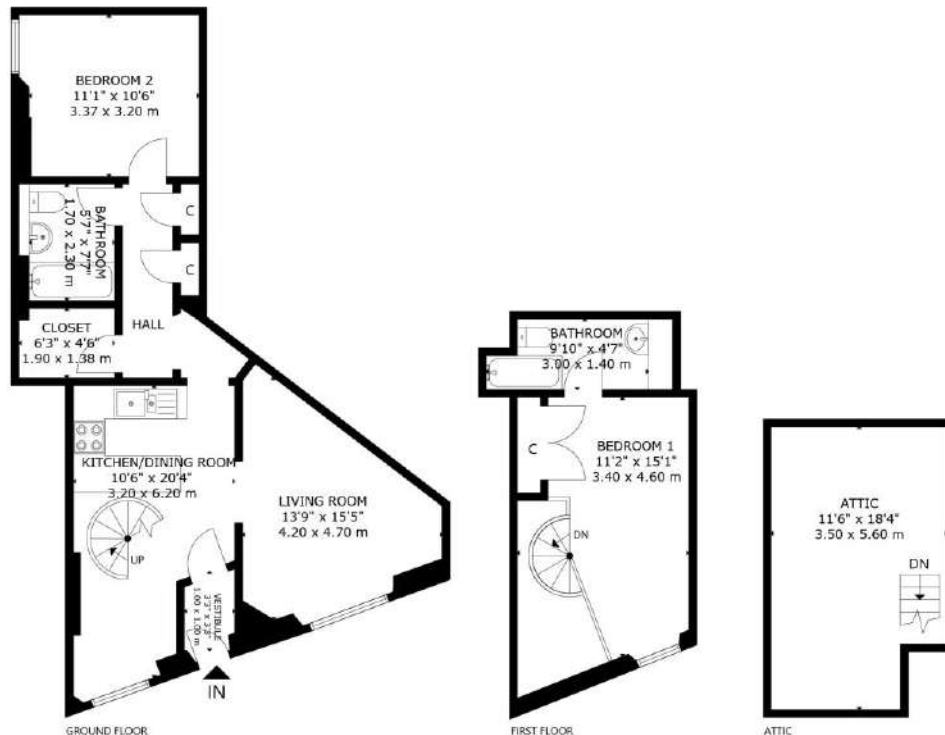


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Video Tour



Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.