

11, 2f1 Wolseley Place

MEADOWBANK, EDINBURGH, EH8 7AD



Two-Bedroom Second-Floor Flat In The Popular Meadowbank Area of Edinburgh



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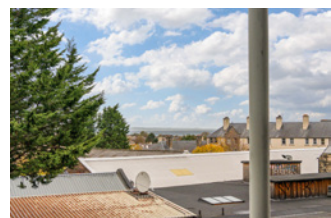


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McEwan Fraser Legal is delighted to present this two-bedroom second-floor flat in the popular Meadowbank area of Edinburgh. The property offers bright and spacious accommodation and represents an excellent opportunity for first-time buyers or investors. The flat is well-positioned close to a wide range of local amenities, transport links and open green spaces, including Holyrood Park and Arthur's Seat.

THE LIVING ROOM



Inside, the property comprises a spacious lounge with a traditional gas fireplace, creating a warm and inviting space for both relaxation and dining. The fully equipped kitchen is fitted with an electric hob, fan oven, gas combi boiler and a pantry cupboard, with a bright south-facing aspect providing excellent natural light.

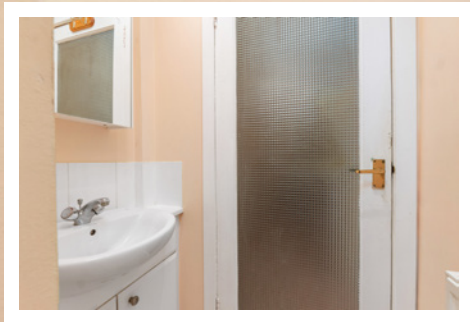
THE KITCHEN





There are two generous bedrooms, one south-facing, and both offering ample space for furniture and benefiting from a bright, airy feel. There is also a three-piece shower room with a modern suite, while the welcoming hallway provides access to all rooms and additional storage options.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



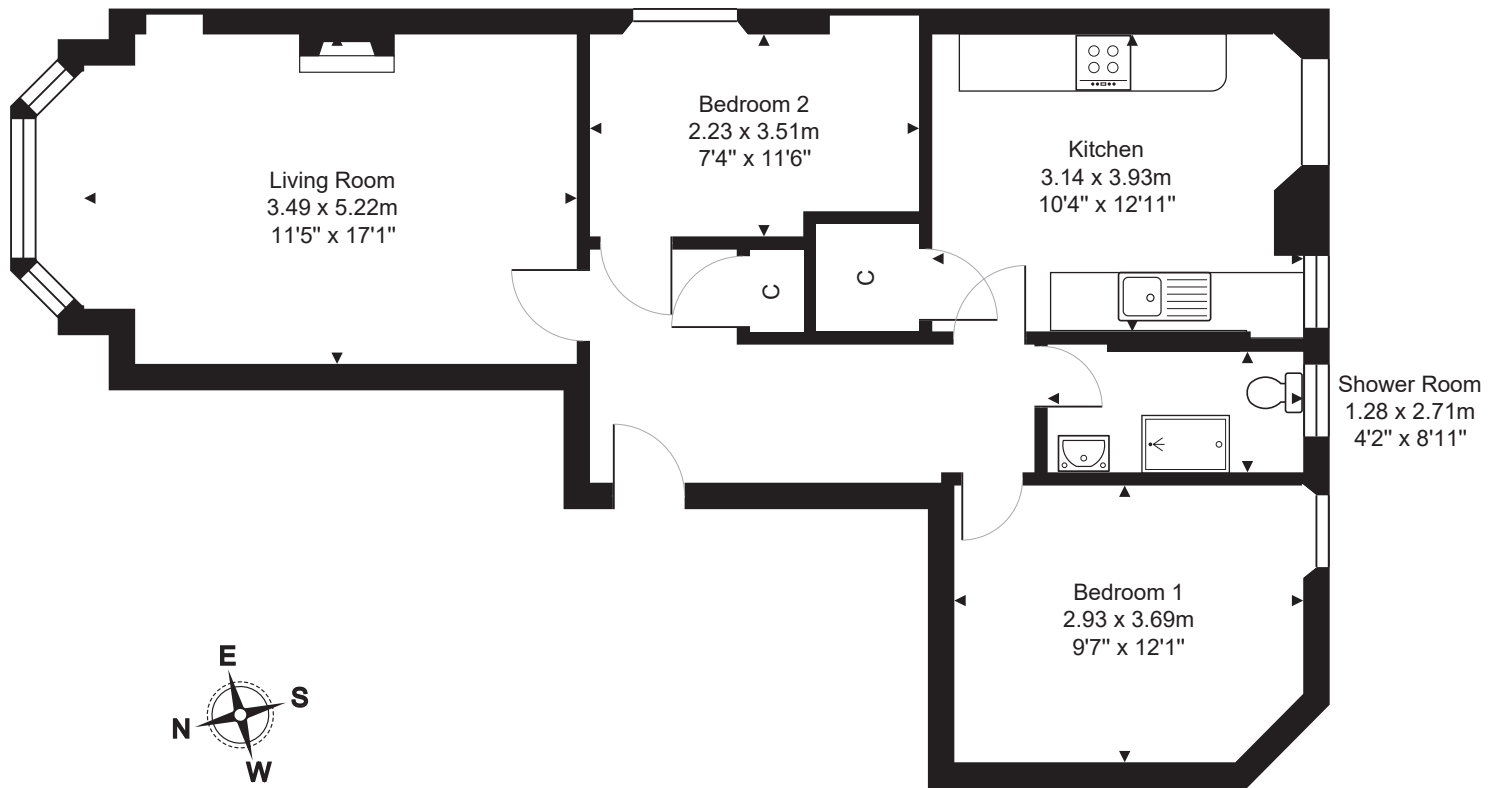
In addition, the property benefits from on-street parking and access to a shared garden to the rear.

This is a rare opportunity to acquire a well-located flat in a sought-after and central part of Edinburgh, combining excellent local amenities, transport links and proximity to some of the city's best outdoor spaces.

EXTERNALS

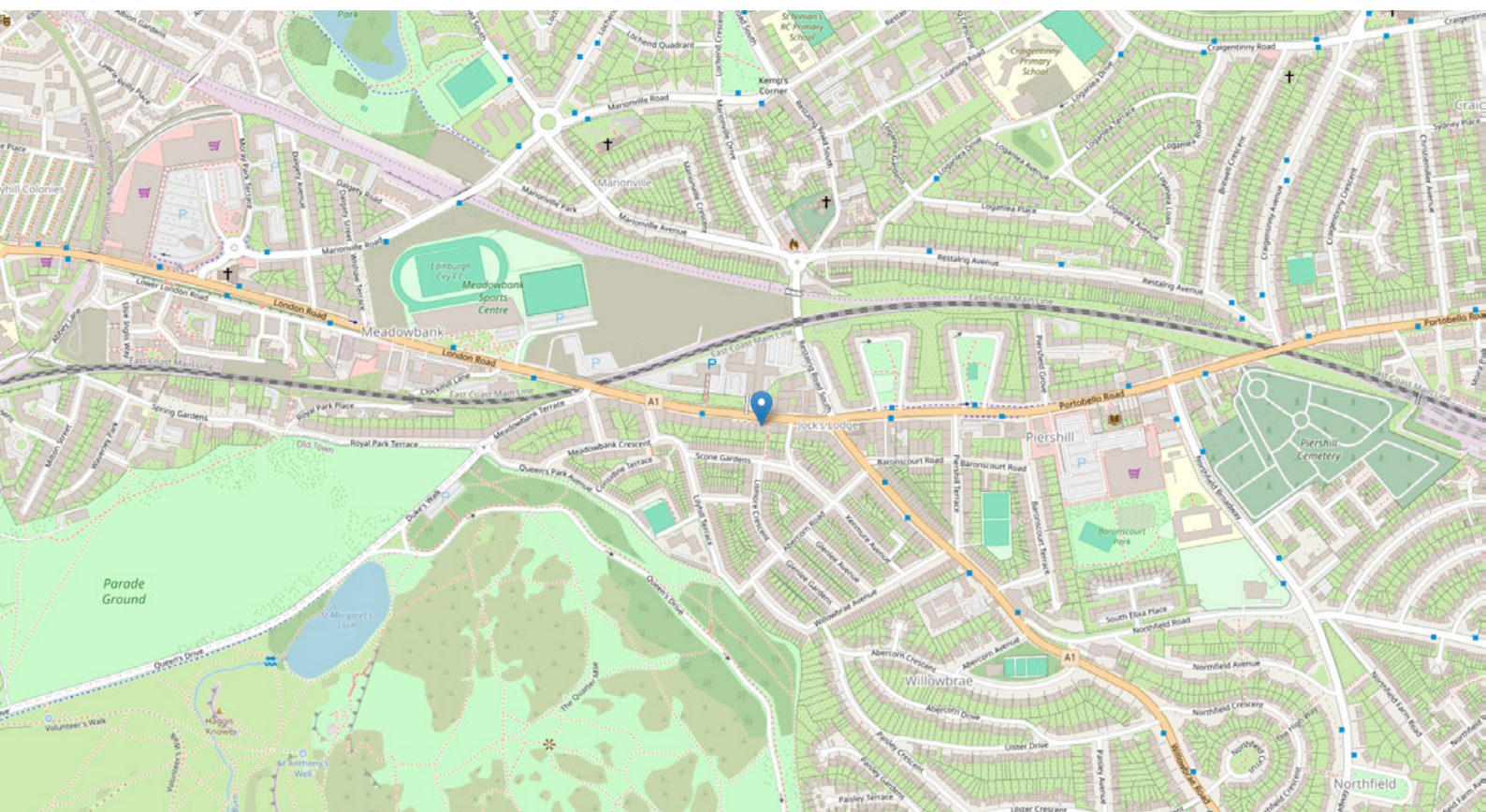


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: D



THE LOCATION

Meadowbank is a popular and sought-after location, located to the east of the city centre. Within the vicinity, there is an excellent range of local amenities, including local shopping, transport, and recreational facilities. Local shopping facilities can be found within walking distance, and the nearby Meadowbank Retail Park will provide everything for all your monthly requirements.





There are many recreational facilities within the surrounding areas, including many fine golf courses, Meadowbank Sports Centre and many delightful walks through the Queen's Park and Arthur's Seat, which is only a stone's throw from the property.

There is a regular bus service minutes from the property, which will take you west to the city centre or east via Portobello into the heart of East Lothian.



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