

4 Wolseley Terrace

MEADOWBANK, EDINBURGH, EH8 7ABHOME



*Stylish three-bedroom flat in Meadowbank
boasting private front and rear gardens*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Welcome to this delightful three-bedroom main-door flat located on Wolseley Terrace in the highly desirable area of Meadowbank, Edinburgh. This property perfectly blends traditional elegance with modern comforts, offering a truly exceptional living experience.

THE LIVING ROOM

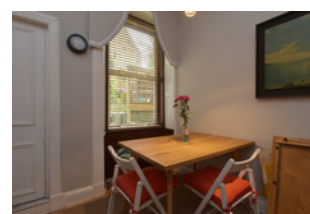


As you walk through the front door into the main hallway, you are immediately greeted by the inviting living room on your left. This large, light-filled space features high ceilings with intricate cornicing and a double-glazed bay window, creating a warm and welcoming atmosphere perfect for relaxing or entertaining.

THE KITCHEN/DINER



Continuing down the hall, you reach the heart of the home - a recently fitted, modern kitchen. This stylish and functional space is equipped with an induction hob, oven, ample countertop space, and sleek units. The kitchen is spacious enough to comfortably fit a dining table, making it ideal for family meals and gatherings. Off the kitchen, there is a sought-after utility room, providing additional convenience and storage. From here, a door leads out to the private rear garden.



THE UTILITY & WC





The principal bedroom is situated at the front of the property and benefits from an elegant cloakroom. Towards the rear of the flat, you'll find two smaller double bedrooms, one of which is currently outfitted as a home office, offering flexibility to suit your needs.

Additionally, the property features a box room, which is currently utilised as a walk-in wardrobe, and a well-appointed main family bathroom with a three-piece suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2



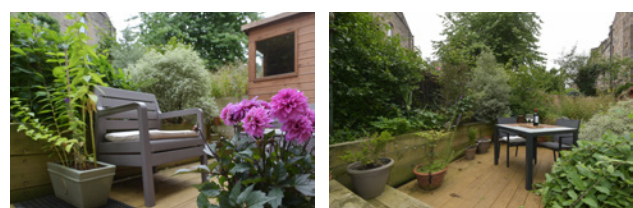
BEDROOM 3



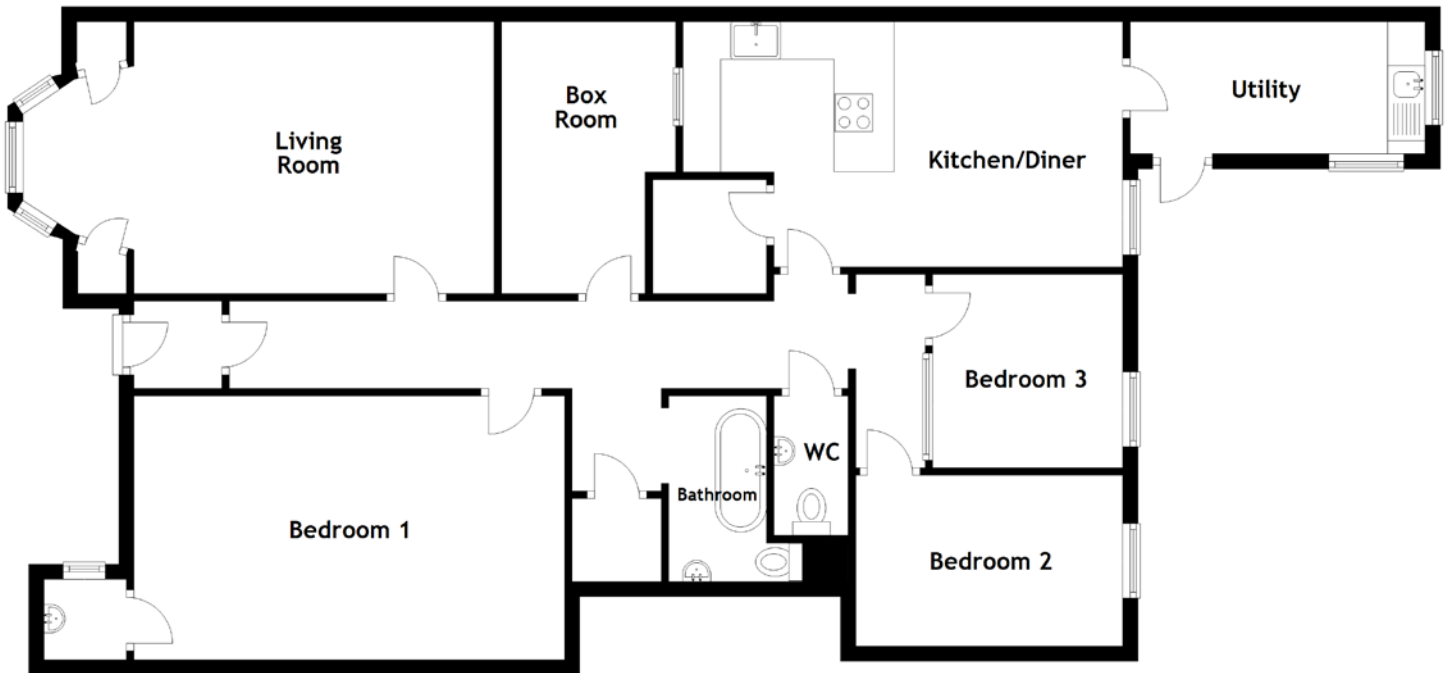
One of the standout features of this flat is the private rear garden—a highly sought-after amenity in this area. This sun-catching outdoor space boasts a charming summerhouse, providing the perfect retreat for relaxation or outdoor entertaining.

This charming flat on Wolseley Terrace combines classic architectural details with modern upgrades, offering a comfortable and stylish home in a prime Edinburgh location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

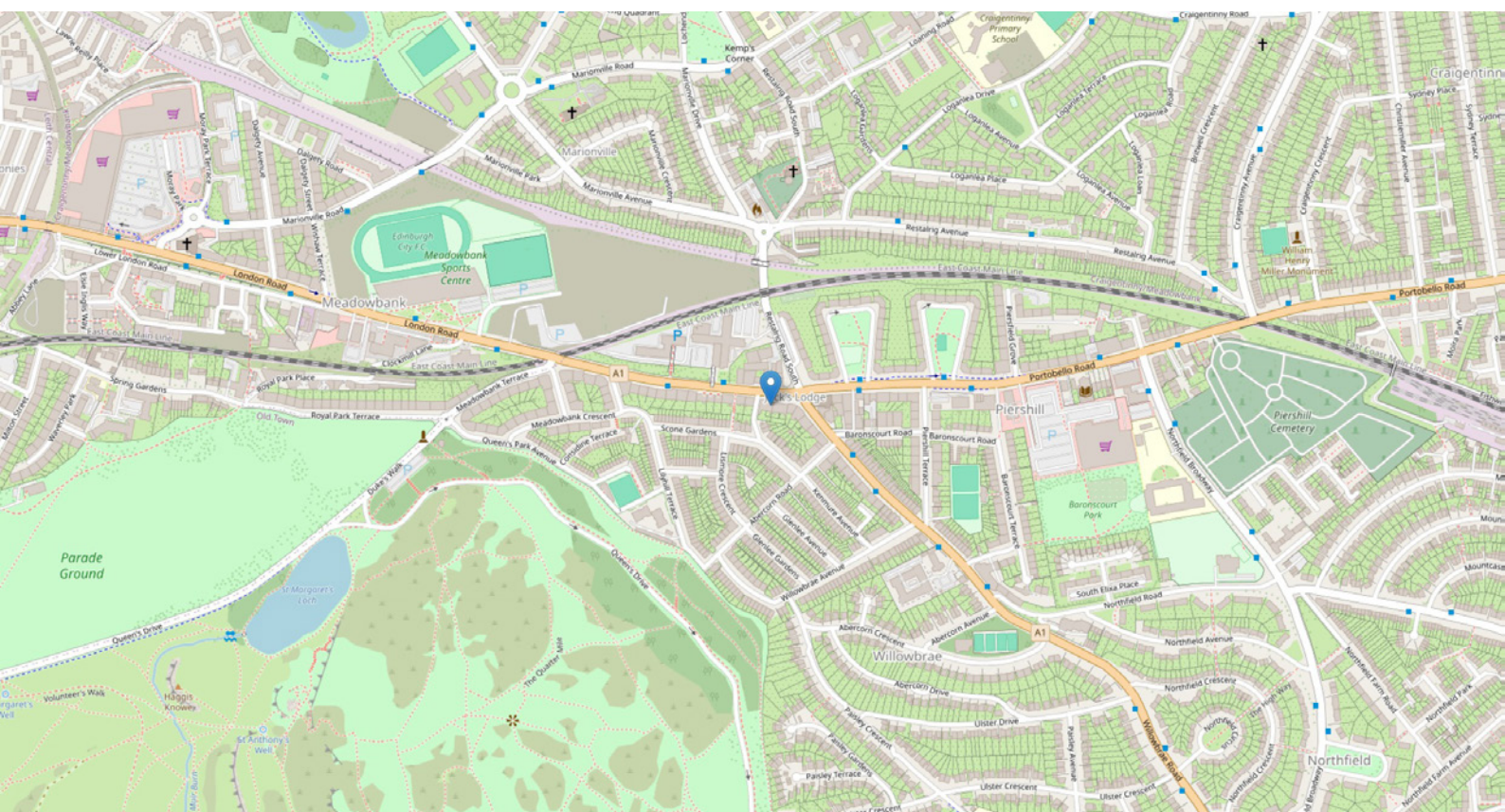


Approximate Dimensions (Taken from the widest point)

Living Room	6.28m (20'7") x 3.62m (11'11")
Kitchen/Diner	5.86m (19'3") x 3.26m (10'9")
Utility	3.93m (12'11") x 1.76m (5'9")
WC	1.86m (6'1") x 0.99m (3'3")
Bathroom	2.47m (8'1") x 1.78m (5'10")

Bedroom 1	5.74m (18'10") x 3.51m (11'6")
Bedroom 2	3.56m (11'8") x 2.27m (7'5")
Bedroom 3	2.57m (8'5") x 2.53m (8'4")
Box Room	3.62m (11'11") x 2.32m (7'7")

Gross internal floor area (m²): 113m²
EPC Rating: C



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, 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 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.