

3/12 Wolseley Terrace

MEADOWBANK, EDINBURGH, EH8 7AB



This magnificent one-bedroom tenement flat enjoys a fantastic top-floor position with views over the north of the city towards the Firth of Forth



0131 524 9797



www.mcewanfraserlegal.co.uk

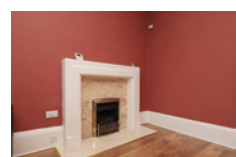
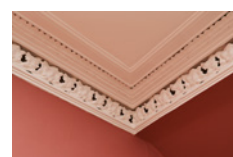
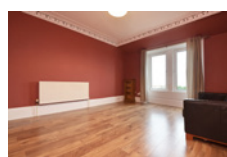


info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this magnificent one-bedroom tenement flat to the market. The property enjoys a fantastic top-floor position with views over the north of the city towards the Firth of Forth. Internally, the property has retained many original period features and it is offered to the market chain free and in excellent internal order. The property has benefitted from upgraded electrics and a new boiler making this an ideal property for a buyer seeking a home in 'turn-key' condition.

THE LIVING ROOM



The accommodation is focused on a spacious living room with excellent levels of natural light, an ornate cornice, high skirting boards, a feature fireplace, and plenty of space for a variety of different furniture configurations. A new owner will have plenty of flexibility to create their ideal entertaining space. The bedroom is adjacent to the living room and boasts plenty of space for a full suite of freestanding bedroom furniture.

THE BEDROOM



THE KITCHEN



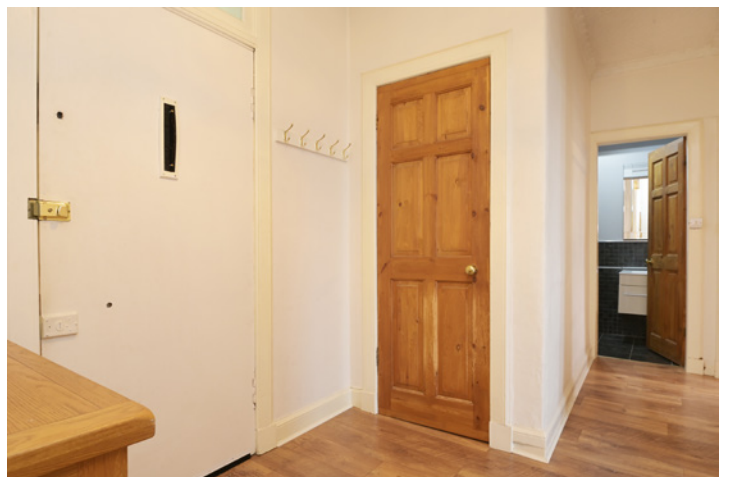
One of this property's standout features is the generous dining kitchen, a rare luxury in a tenement flat. The kitchen has a range of contemporary units with an integrated gas hob and an electric oven. Space is provided for further freestanding appliances and there is ample space for a dining table.



THE SHOWER ROOM

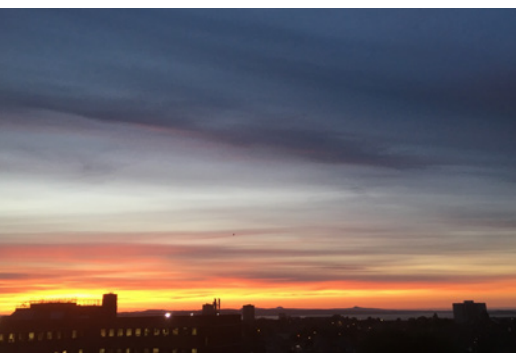


Accommodation is completed by a shower room that has partial tiling and a contemporary suite.

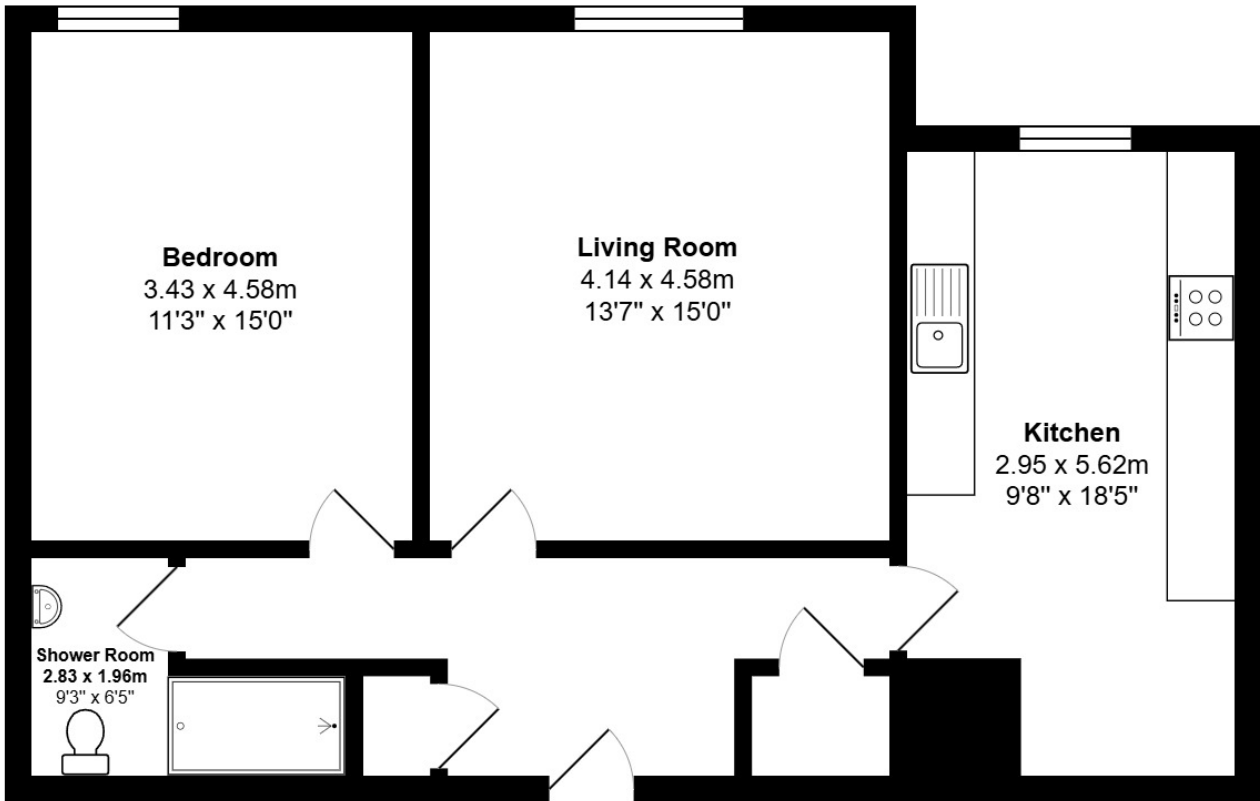


For extra warmth and comfort, the property has gas central heating and double glazing.

EXTERNALS & VIEWS

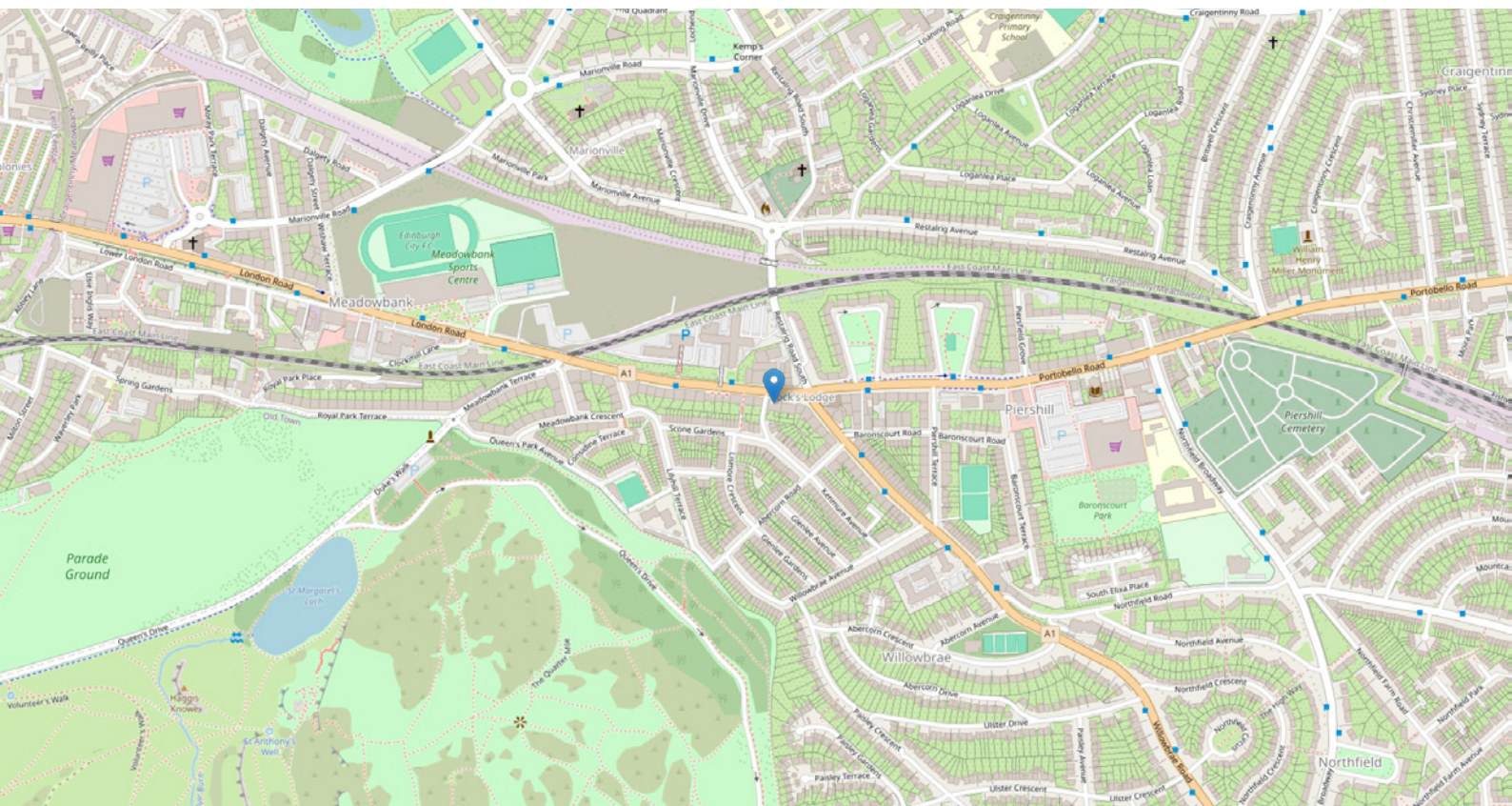


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 77m² | EPC Rating: D



THE LOCATION

Meadowbank has always been a popular and sought-after location with an excellent range of local amenities, including local shopping, transport, recreational facilities and good schools.





Local shopping facilities can be found within walking distance and the nearby Meadowbank Retail Park includes a large Sainsbury's supermarket which should provide for all your monthly requirements. There is also a Morrisons at Piershill and many local coffee shops and bars within the area. The green open space of Holyrood Park is close by and the recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. There is an excellent bus service directly outside 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



THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



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.