




McEwan Fraser Legal
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2/15 Wishaw Terrace

MEADOWBANK, EDINBURGH, EH7 6AF



MEADOWBANK

EDINBURGH, EH7 6AF

“ ... WELL LOCATED WITHIN
THE POPULAR MEADOWBANK
AREA OF EDINBURGH ... ”

Meadowbank is a popular and sought after location to the east of Edinburgh 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, including; many fine golf courses, Meadowbank Sports Centre and many delightful walks through the Queen's Park and around Arthur's Seat, which is only a stones 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.



2/15

WISHAW TERRACE

MEADOWBANK, EDINBURGH, EH7 6AF

An excellent opportunity has arisen to acquire this unique three bedroom penthouse apartment, well located within the popular Meadowbank area of Edinburgh while making for an ideal city centre residence or buy-to-let opportunity. Viewing of this property is highly recommended.

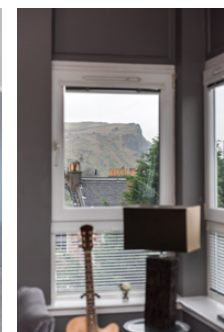
Internally this accommodation is in immaculate decorative order, while briefly consisting of; entrance hallway with a cloak cupboard as well as a floating meter cupboard, a bright and spacious lounge with a feature corner window, high ceiling, a built-in TV, stereo and electric fireplace and an open plan kitchen/diner which benefits from an integrated four-ring gas hob/oven, extractor hood, dishwasher, two wine racks, mirrored splash-backs, under-unit lighting and a feature vertical radiator.

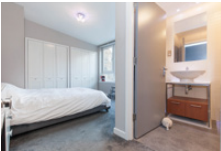
There is a spacious master bedroom with two treble built-in wardrobes, a vertical radiator and a three-piece, partially tiled en-suite bathroom with over-head shower, chrome heated towel rail and extractor fan.

The two further double bedrooms both have built-in mirrored wardrobes and the partially tiled steam-room has a cubicle with built-in seat, a waterfall shower, hand-held shower, heated towel rail and extractor fan.

Attic: accessed via the entrance hallway, providing more than adequate additional storage space.

This property also benefits from; a full refurbishment approximately June 2017, spectacular 360 degree views to the castle, Queen's Park Arthur Seat, Carlton hill and all the way to the sea from north east facing bedroom, secure video entry system and a lift which takes you into the basement level, where you will find allocated residents parking. There is also gas central heating and full double glazing throughout the property.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.74m (18'10") x 4.76m (15'7")
Kitchen	3.74m (12'3") x 3.54m (11'8")
Bedroom 1	5.43m (17'10") x 3.58m (11'9")
En-suite	2.45m (8') x 1.67m (5'6")
Bedroom 2	3.88m (12'9") x 3.10m (10'2")
Bedroom 3	3.64m (11'11") x 2.18m (7'2")
Shower Room	2.75m (9') x 1.72m (5'8")

Gross internal floor area (m²): 101m² | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

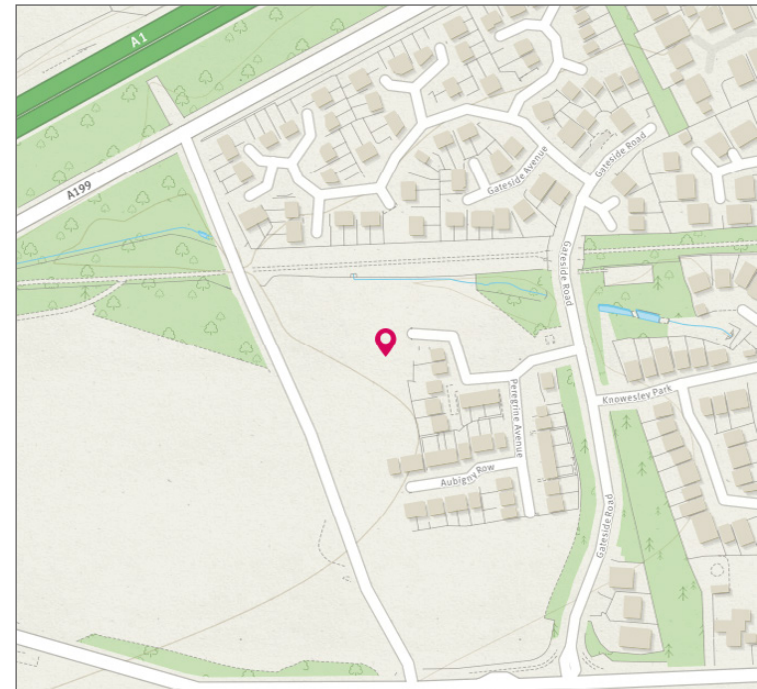


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