

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



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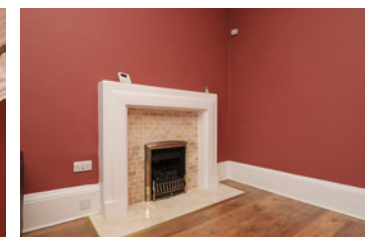


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McEwan Fraser is delighted to present this magnificent one-bedroom tenement flat to the market. The property enjoys a fantastic top-floor position with views over the north of the city towards the Firth of Forth. Internally, the property has retained 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



The bedroom is adjacent to the living room and boasts plenty of space for a full suite of freestanding bedroom furniture.



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.

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

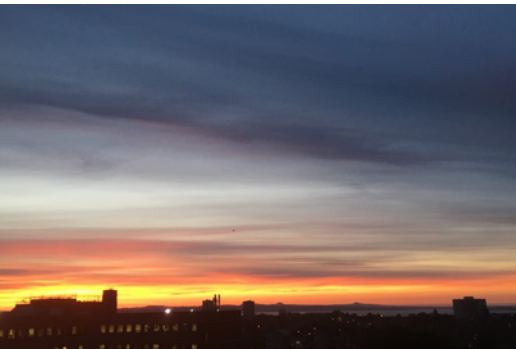


THE SHOWER ROOM

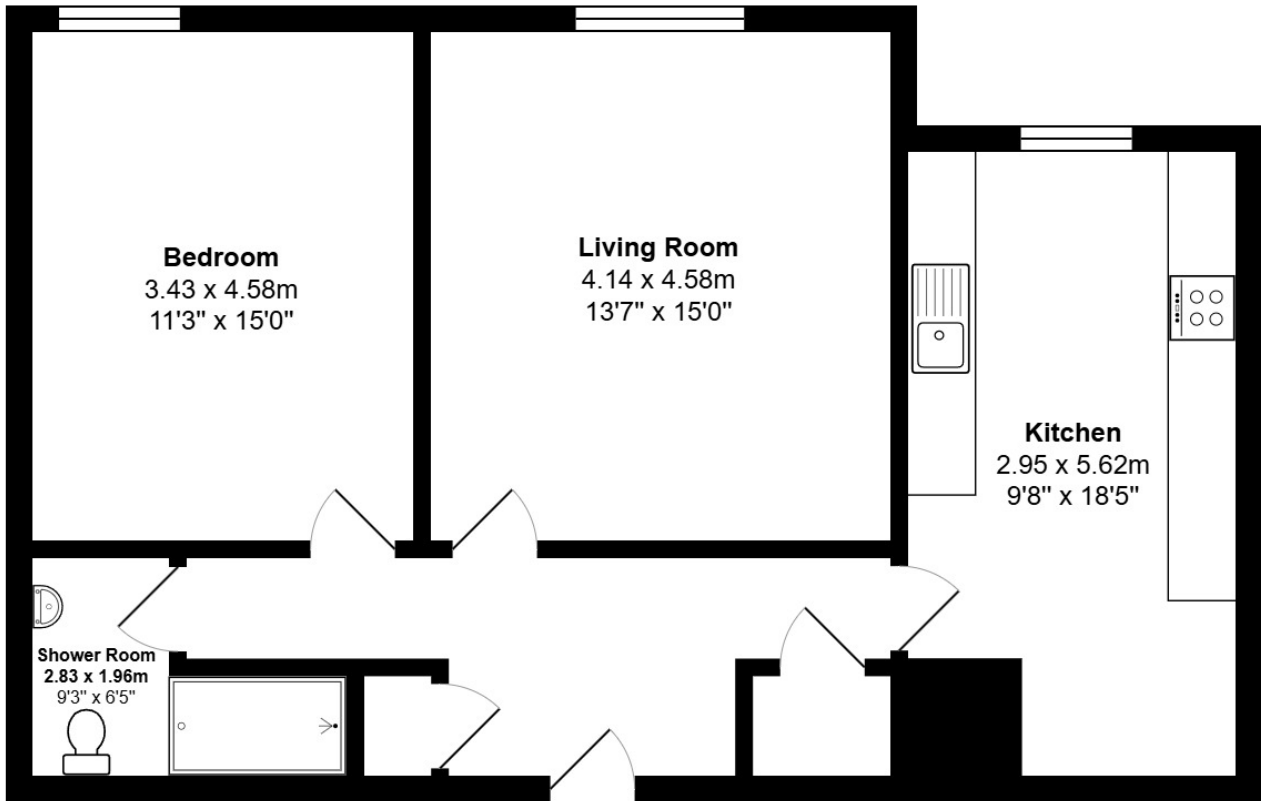


For extra warmth and comfort, the property has gas central heating and double glazing.

EXTERNALS & VIEWS

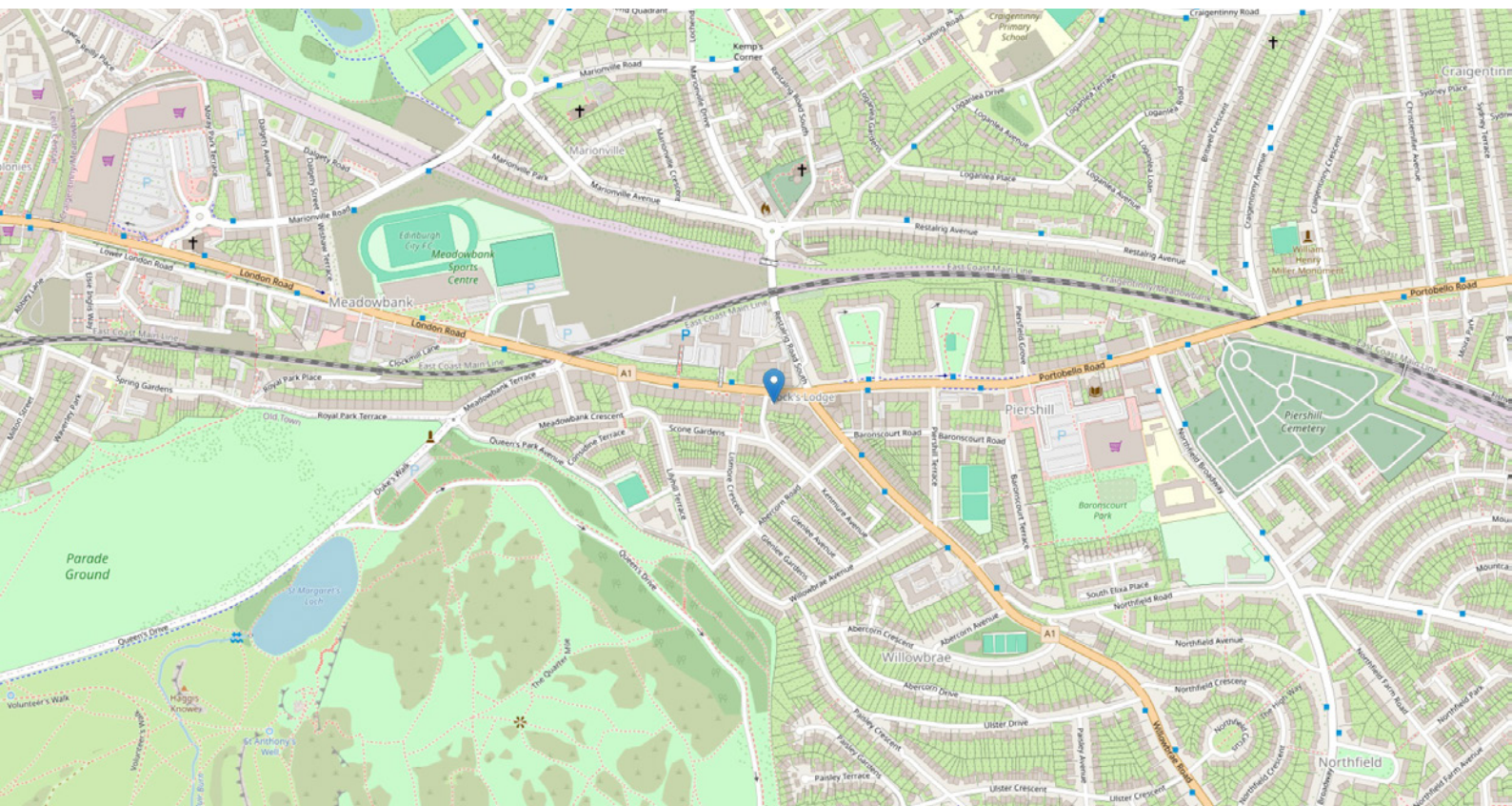


FLOOR PLAN, DIMENSIONS & MAP



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.



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