

6 2F2 Wolsley Terrace, Meadowbank Edinburgh, EH8 7AB

FIXED PRICE £260,000



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- Second floor flat with character and period features
- Elegant master bedroom/sitting room
- Living room/kitchen with appliances
- 2 further double bedrooms
- Modern shower room and separate toilet/whb
- Gas central heating and double glazing
- Only 1.7 miles from Princes Street and Waverley Railway Station
- EPC C

Description

This is a spacious traditional flat positioned on the second floor of a superior crow-stepped stone tenement built in 1890. It is sure to appeal to purchasers of all age groups and would equally suit a landlord as a rental investment. Far-reaching views over rooftops even catch sight of the Firth of Forth. Several period features have been retained including original fireplaces in every bedroom, two cast iron and one black marble with register grate, ornate cornicing, high skirtings, stripped floors and panelled doors. The internal layout (84 sqm) is flexible as it can either be arranged as a two double bedroom flat with a large sitting room and combined kitchen/dining room, or as it is currently, a three bedroom flat with an open plan kitchen/living room. There is a modern shower room with a wash basin plus a separate toilet with a wash basin.

Extensive works have been carried out to the main building in recent years including damp-proofing treatment (with 30-year guarantee). Its stepped communal entrance is very well presented and includes traditional tiles and an entryphone system. An informal residents 'factoring' agreement ensures regular stair cleaning, window cleaning, garden maintenance and annual roof inspection complete with gutter cleaning.





Central Heating and Double Glazing

Gas central heating is complemented by uPVC replacement double glazing.

Garden

There is a neat communal garden to the rear of the property.

Location

The very popular district of Meadowbank lies just over one mile from the East End of Princes Street and Waverley Railway Station. It is directly bounded by Willowbrae and close to Duddingston Loch and Portobello beach. Wolseley Terrace fronts a main well-served bus route making it convenient for commuters and students. There are several small shops, take-away facilities and social amenities within the immediate vicinity whilst Meadowbank Retail Park plus the large Morrison's supermarket at Piershill are a very short stroll away. The brand new Meadowbank Sports Stadium and numerous recreational pursuits are readily accessible including golf courses, tennis courts and cycle tracks. Holyrood park is just a 5 minute walk away, giving access to Arthur's Seat.

Extras

All kitchen appliances are included in the sale price.

Valuation

Flat 2F2 has been valued by Surveyors at £280,000 and the Home Report is available via the ESPC website.

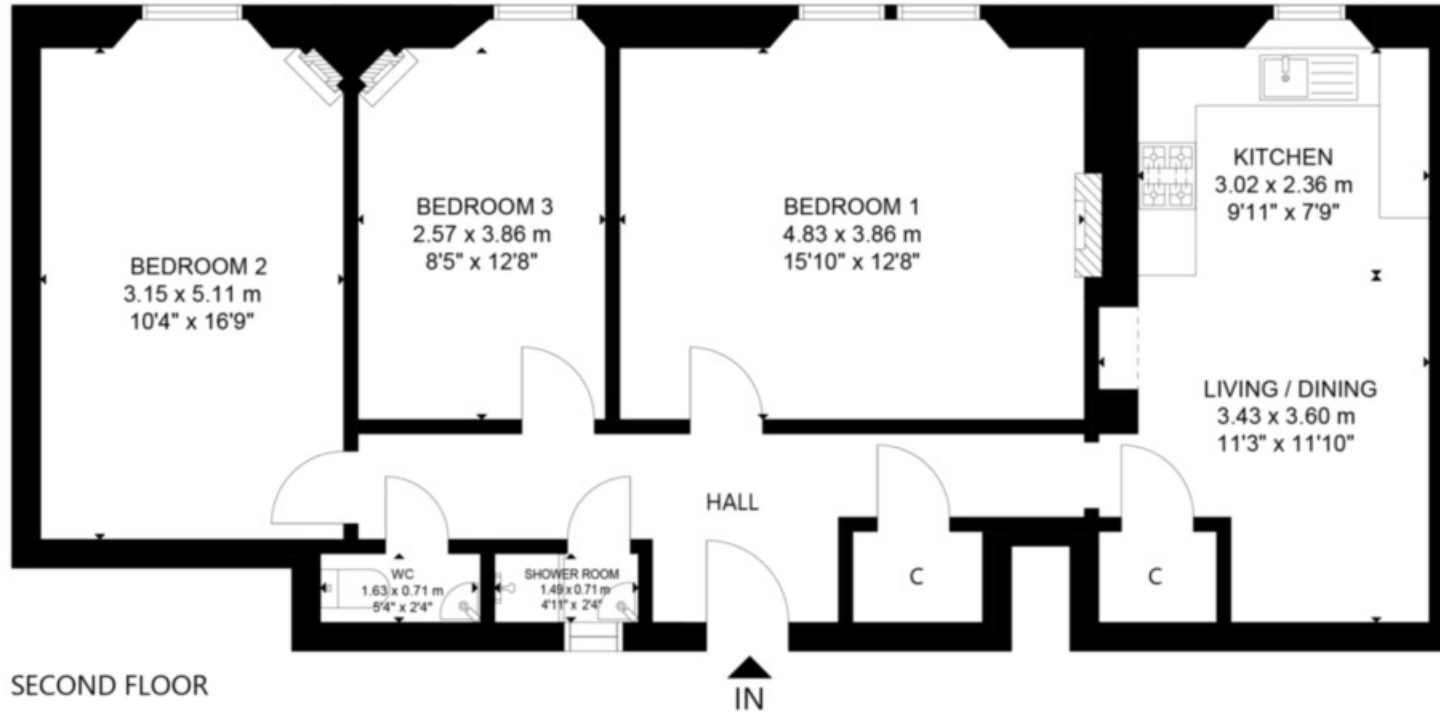


EPC and Council Tax

The property lies in Council Tax Band C and has a C rated Energy Performance Certificate.

Viewing

Viewing is by appointment – telephone Agent 0131 229 3399 (07595 820611 out with office hours).



6/5 WOLSELEY TERRACE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 904 SQ FT / 84 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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