



1 (PF1) Wishaw Terrace,
Meadowbank, Edinburgh, EH7 6AF

CALL US ON 0131 447 4747

1 (PF1) Wishaw Terrace, Meadowbank, Edinburgh, EH7 6AF

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with utility cupboard (housing automatic washing machine).
- Attractive bay windowed living room.
- Open access to modern fitted kitchen.
- Good sized double bedroom with fitted wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Original features.
- Small private garden area to front.
- Well maintained communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A ground floor flat forming part of a traditional tenement building in the popular Meadowbank district of the city perfectly positioned for access to a wide range of local amenities and a short journey to the east of Edinburgh City Centre. The property would make an ideal purchase for a first-time buyer/young couple or perhaps for letting purposes.

COUNCIL TAX BAND: B
TRAIN STATION: APPROXIMATELY 1.5 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 10.2 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

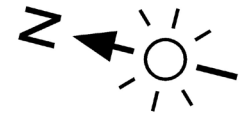
LOCATION

The highly sought-after Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including the impressive Meadowbank Retail Park. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities including the exciting new St James Quarter which boasts a variety of shops and eateries. Some of the city's best green spaces are conveniently close including Holyrood Park and Arthur's Seat. The new Meadowbank Sports Centre is only a short walk away. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

EXTRAS:
ALL LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE WITH SMALL FREEZER BOX AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY CUPBOARD.



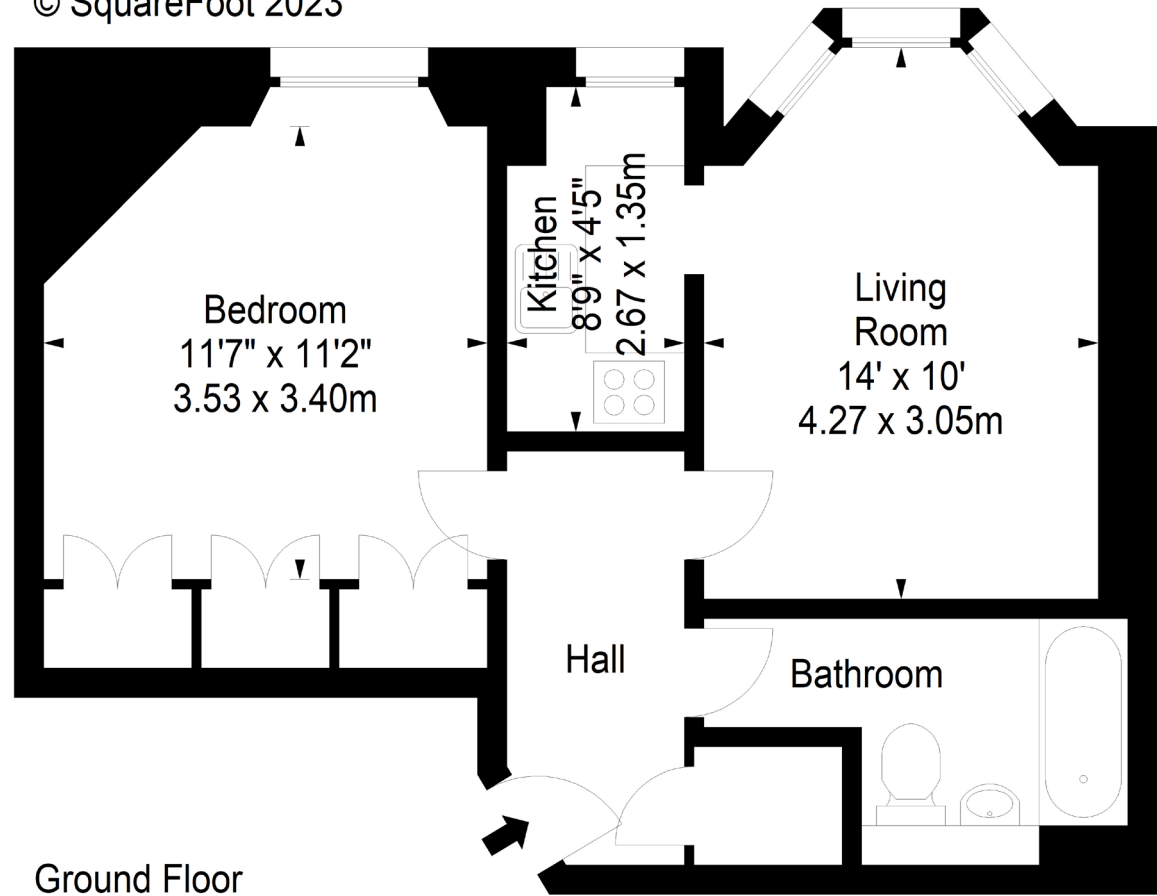
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Approx. Gross Internal Area
460 Sq Ft - 42.73 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING D



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.