










Offers Over  
**£195,000**

## 8/8 Wolsley Place

Meadowbank | Edinburgh | EH8 7AD

Delightful top/4th floor flat enjoying a corner position within a handsome traditional tenement with pleasant open outlooks, conveniently positioned in the sought after, high amenity area of Meadowbank close to the city centre.

-  1 Bedroom & 1 boxroom
-  2 Public room
-  1 Bathroom
-  Communal rear garden
-  On-street parking
-  EPC Rating – D
-  Council Tax Band - C



## Description

A lovely, generously proportioned home offered to the market in good condition and offers an ideal purchase for the first time buyer/couple seeking a fine property in a great location and merits internal viewing to be fully appreciated. The light and stylish accommodation comprises; entrance hallway with storage provisions, there is a good sized corner lounge with feature fireplace and striped wood flooring. There is a separate, sizeable dining kitchen situated to the rear of the property, fitted with a range of wall and base units with built-in gas hob with hood above, separate oven with further appliances included. There is an attractive double bedroom, a spacious box-bedroom together with a modern bathroom with three piece white suite with electric shower over bath. Further benefits include a secure entryphone system, double glazing and gas central heating with combi boiler (2022).



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven, hood, fridge freezer and washing machine.

## Gardens and parking

There is a communal garden located to the rear of the property and for the car owner, unrestricted on-street parking is available within surrounding streets.

## Viewing

By appointment with Neilsons on 0131 625 2222.







## Location

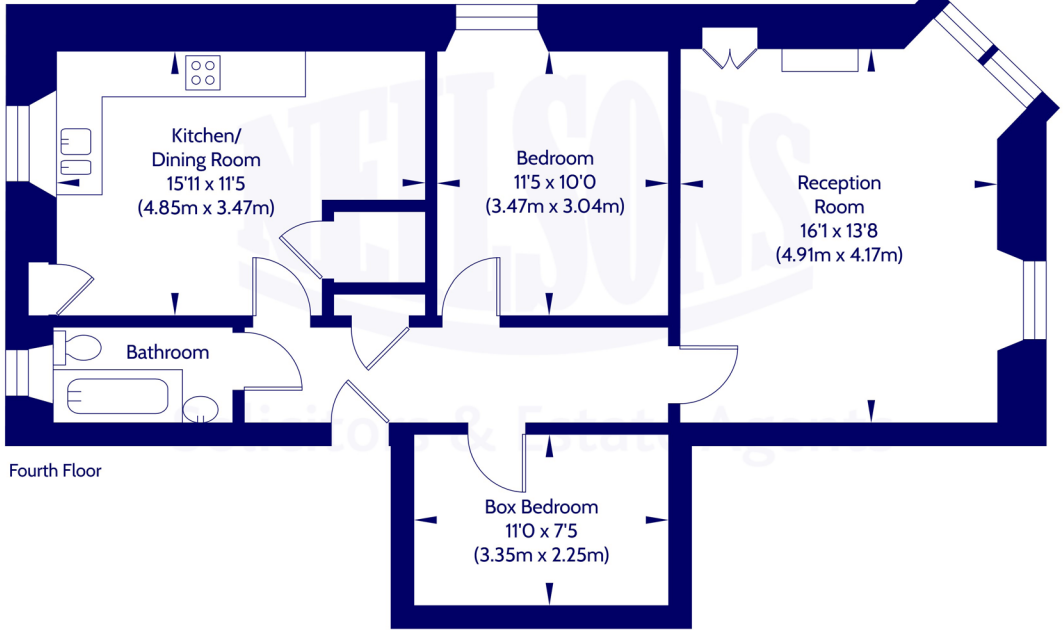
The property is situated in the popular Meadowbank district of the city which lies approximately two miles to the east of Edinburgh City Centre and is well served by a frequent public transport service. The area has a good choice of leisure and shopping facilities including Meadowbank Stadium and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are nearby as are Leith Links. More extensive amenities can be found in Edinburgh City Centre as well as nearby Easter Road, which boasts a great range of shops and restaurants. Edinburgh City-Bypass and Edinburgh Waverley train station are both within easy travelling distance.



Approx. Internal Area 70.91 Sq M / 763 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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