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Offers Over

£320,000

12 Considine Terrace

Meadowbank | Edinburgh | EH8 7EB

This impressive, beautifully presented traditional terraced villa with delightful south-facing rear garden, enjoys a pleasant cul-de-sac setting in the popular Meadowbank district of the city, located on the fringes of Holyrood Park, moments from the iconic Arthur's Seat and with excellent amenities and bus links just a short walk away.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band – D



Description

Offered to the market in true move-in condition, this lovely home offers a wealth of character and charm throughout, yet enjoys a contemporary interior with cleverly designed bespoke storage provisions. The well-proportioned and flexible accommodation shall undoubtedly appeal to a wide variety of buyers and merits internal viewing to be fully appreciated. Enjoying a light-filled interior, the accommodation comprises; entrance hallway with carpeted staircase leading to the upper floor with integrated storage under the stairs. There is an elegant bay windowed sittingroom/diningroom featuring a wood burning stove, built-in storage and contemporary shutters. The breakfasting kitchen, located to the rear with door to garden, is fitted with a range of modern wall and base units with solid wood worktops incorporating the sink unit with drainer and the built-in gas hob with electric oven below. Additional appliances can be included in the sale if desired. Ample space available for breakfast table and chairs. Upstairs leads to two generous double bedrooms with the front facing principal bedroom enjoying sea views and good storage provisions. In addition, a carpeted stair from the bedroom leads to the floored attic offering excellent versatility, ideal as a playroom, home office or tv room. The attic offers extensive eaves storage, is fitted with Velux windows and has light and power. Lastly the shower room comprises of a white three piece suite with corner shower enclosure, WC and wash hand basin set in a vanity unit with storage facilities. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings, blinds and shutters shall be included in the sale together with the built-in hob/oven/hood, fridge freezer, washing machine and dishwasher. The wood burning stove shall also be included in the sale.

Gardens and parking

There is a private garden located to the front of the property, laid with paving for ease of maintenance with pathway to entrance. The fully enclosed tiered rear garden offers excellent privacy and has a paved patio, expanse of lawn and garden shed. Ample on-street parking is available within the streets.

Viewing

By appointment with Neilsons on 0131 625 2222.





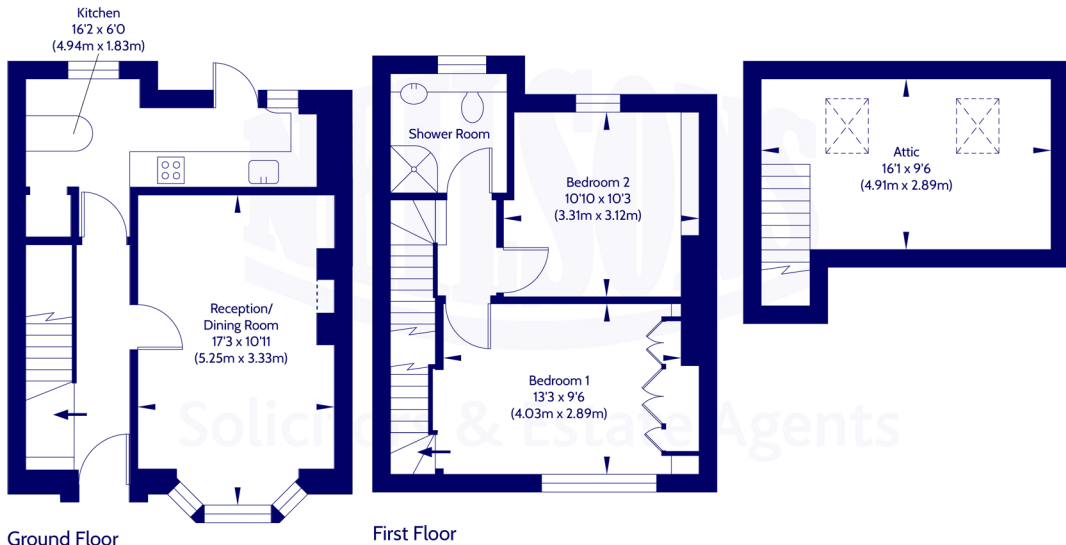
Location

The property is situated in the popular Meadowbank district of the city which is approx. 2 miles to Edinburgh City Centre with the Royal Mile and Holyrood Palace within easy reach. The area has a good choice of leisure and shopping facilities including Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops including a Lidl. The recently refurbished Meadowbank Sports Centre is on hand together with the beautiful outdoor spaces of Holyrood Park and Arthur's Seat just a stone's throw from the property with the iconic Portobello beach just a short journey away. Many of central Edinburgh's fantastic array of attractions, art galleries, restaurants and the impressive St James Quarter, are within close proximity, together with Edinburgh City Bypass and Edinburgh Waverley train station. A good sized Morrisons is approx. half a mile away and Fort Kinnaird Retail Park is also close at hand, which features an excellent selection of high-street retailers, coffees shops and eateries.





Approx. Gross Internal Floor Area 66.47 Sq M / 716 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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