











Offers Over

£260,000

2/4 Wishaw Terrace

Meadowbank | Edinburgh | EH7 6AF

A rare opportunity has arisen to acquire this impressive two bedroom first floor flat quietly situated within the ever-popular Meadowbank district. Close to the City Centre as well as excellent local amenities and transport links, the property will undoubtedly suit a variety of purchasers including professionals. Viewing suggested.

-  2 beds
-  1 public
-  2 bathrooms
-  Private balcony
Shared terrace
-  Allocated parking space
-  Communal passenger lift
-  EPC Band - B
-  Council Tax Band - E



Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway with a useful double storage cupboard, bright and spacious lounge/kitchen/diner with a range of integrated white goods, tiling in splash areas, under-unit lighting, custom-built bay window dining both with in-built storage, and a large private balcony, generous principal double bedroom with integrated wardrobes, partially-tiled ensuite bathroom, second sizeable double bedroom with integrated wardrobes and room for freestanding furniture, and a partially-tiled shower room with a corner cubicle.

Further benefits include a secure door entry system, communal passenger lift, gas central heating and double glazing throughout.

Factor fees are payable of approximately £2,000 per annum. 6 monthly service charges includes building Insurance, lift insurance, electricity, cleaning and communal window cleaning, lift maintenance, roller shutter garage door maintenance, general repairs, cold water storage testing, fire and smoke system, and bin store. Costs split between 15 properties.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the building is a well-maintained communal patio for residents to enjoy. For the car owner, there is an allocated parking space within the secure underground parking lot whilst there is on-street parking for visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





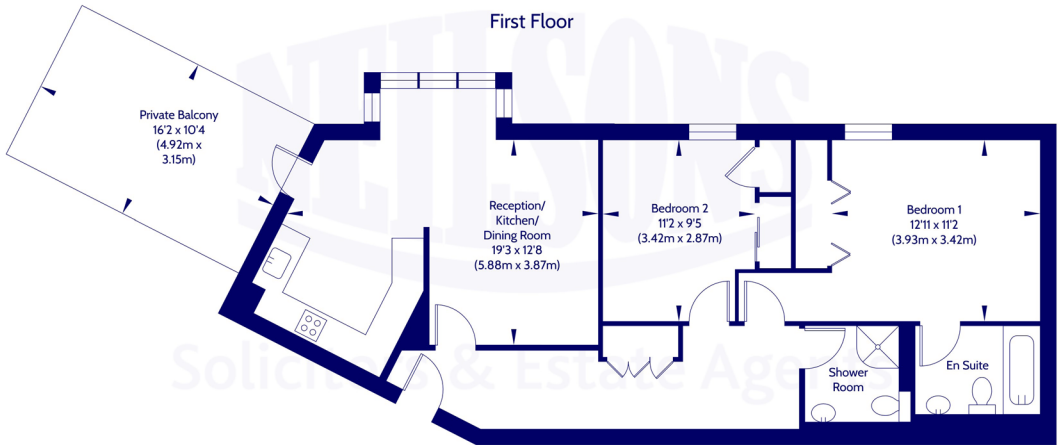
Location

The property is situated in the popular Meadowbank district of the city which is 2 miles (approx.) to Edinburgh City Centre, Royal Mile and Holyrood Palace. The area has a good choice of leisure and shopping facilities, Meadowbank Sports Centre 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 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.





Approx. Gross Internal Floor Area 75.49 Sq M / 813 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

