

# 6/4 Wolseley Terrace, Meadowbank Edinburgh, EH8 7AB

OFFERS OVER £249,000



drummondmiller





- Second floor flat with character and distant views to Fife
- Elegant bay-windowed sitting room
- Kitchen/dining room with appliances
- Two double bedrooms plus flexible box room
- Gas central heating and double glazing
- Modern bathroom/shower
- Only one mile from Princes Street and Waverly Railway Station
- EPC C

#### Description

This extra-large second floor flat in a superior stone tenement (Circa 1890) is sure to appeal to purchasers of all age groups and landlords alike. Although benefitting from regular upgrading over the years, the property retains several of the authentic timeless features including decorative corning, ceiling rose and original panelled doors. The internal layout (96 sqm) is more flexible than most with potential for re-design and is accessed into a welcoming and very spacious entrance hall. An elegant and classical bay-windowed sitting room catches sight of the Firth of Forth and Fife beyond. A classic combined kitchen/dining room with integrated/free-standing appliances. The beautifully proportioned main bedroom has generous fitted wardrobes and there is a further double bedroom plus a versatile box room/study with window light. Quaintly irregular in shape, the bathroom now boasts sleek white sanitary ware plus a wall-mounted shower over the bath. Extensive works have been carried out to the main building in recent years including damp-proofing treatment (with 30-year guarantee). Its communal entrance is very well presented and include original tiles and an entry 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 operated by a Vaillant condensing boiler (serviced annually) is complemented by 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. Meadowbank Sports Stadium (currently nearing completion) and numerous recreational pursuits are readily accessible including golf courses, tennis courts and cycle tracks.

### Extras

The curtains, fitted carpets, washing machine, frost-free fridge/freezer and the integrated double oven, hob, and hood are included in the sale price.

### Valuation

Flat 6/4 has been valued by Surveyors at £255,000 and the Home Report is available via the ESPC web site.

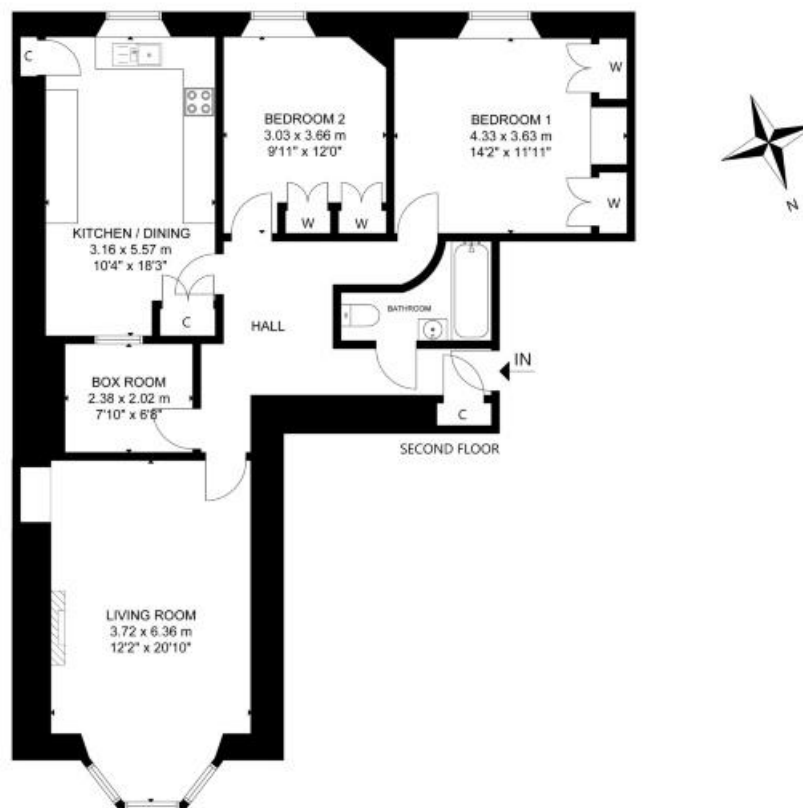


### EPC and Council Tax

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). [kwilson@dm-property.com](mailto:kwilson@dm-property.com)



6/4 WOLSELEY TERRACE, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,025 SQ FT / 95 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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