



Solicitors & Estate Agents










Offers Over
£265,000

8/3 Wolseley Place

Meadowbank | Edinburgh | EH8 7AD

This elegantly presented second-floor flat is located in a traditional tenement within the highly desirable Meadowbank area, east of Edinburgh city centre.

Boasting a prime location, the property is surrounded by excellent local amenities, including shops, restaurants, cafes, bars, and the nearby Meadowbank Retail Park. It also benefits from convenient and frequent transport links to the city centre and surrounding areas.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

The property features a welcoming hallway with two excellent storage options, offering practicality and organization. The reception room is a highlight, showcasing a front-facing bay window that floods the space with natural light. It also boasts an ornate fireplace, classic hardwood floors, and an Edinburgh Press cupboard, adding charm and character. The dining kitchen is both functional and stylish, equipped with modern fitted wall and base units, sleek subway-style tiling in the splash areas, and a designated dining space perfect for entertaining or family meals. The accommodation includes two generously proportioned double bedrooms. The primary bedroom continues the theme of hardwood flooring and offers ample space, while the second double bedroom, located at the rear, features built-in storage and wardrobes, making it an ideal guest room or workspace. The contemporary shower room is finished to a high standard, with a white two-piece suite, a fully tiled shower cubicle, and a thermostatic shower for comfort.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from access to a communal rear garden, ideal for outdoor relaxation, while on-street parking is conveniently located within walking distance.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

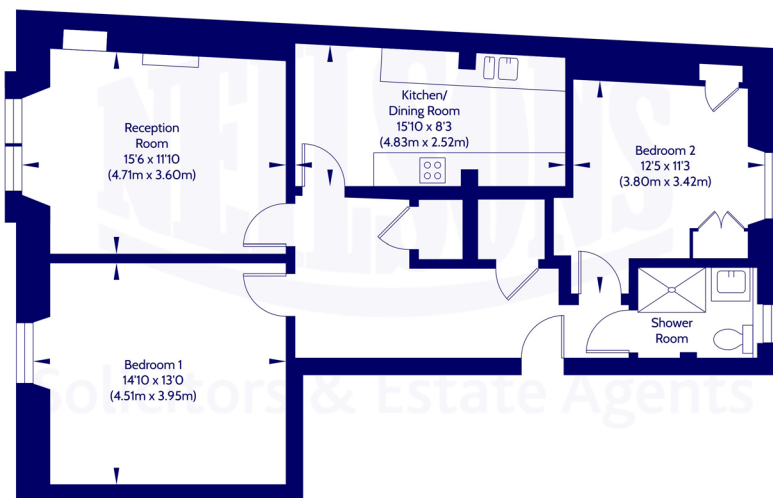
The property is situated in the popular Meadowbank district of the city which lies approximately two miles to the east of Edinburgh City Centre and is well served by a frequent public transport service. The area has a good choice of leisure and shopping facilities including Meadowbank Stadium and Meadowbank 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. Gross Internal Floor Area 79.54 Sq M / 856 Sq Ft.

Second Floor



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.



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



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