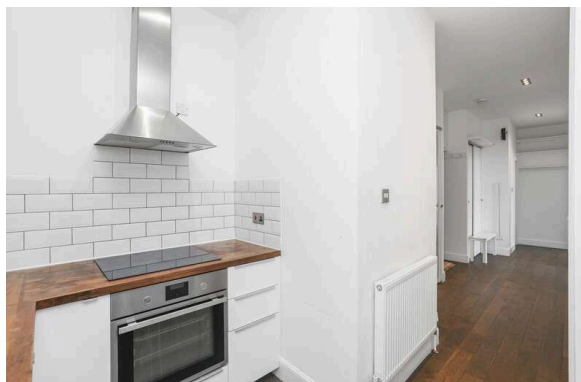
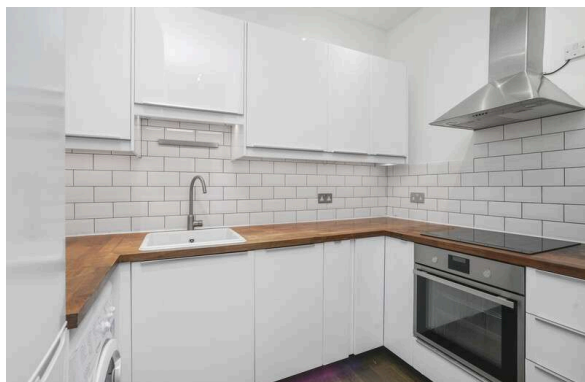




3/9 Wolseley Terrace
MEADOWBANK | EDINBURGH | EH8 7AB

warners
solicitors & estate agents



3/9 Wolsley Terrace

MEADOWBANK | EDINBURGH | EH8 7AB

3/9 Wolsley Terrace is a charming and spacious third-floor flat, boasting stunning northward views of the city. This residence is filled with character, retaining many of its original period features while offering all the comforts of modern living. Perfectly positioned for easy access to the city centre, this flat provides a blend of convenience and tranquillity.

The home boasts a welcoming hallway equipped with ample storage cupboards, leading to a bright and airy lounge adorned with twin windows that flood the room with natural light. The original ornate cornicing adds a touch of elegance, while the lovely open views create a serene atmosphere. The separate, modern kitchen is thoughtfully designed with contemporary fixtures, making it a joy for cooking and entertaining.

This flat features two excellent double bedrooms, each providing a spacious retreat for rest and relaxation. The bathroom is well-appointed with both a shower and a bath, catering to all your needs. With gas central heating and double glazing throughout, comfort is assured in every season.

Outside, residents can enjoy a communal garden, perfect for leisurely afternoons. Additionally, free on-street parking adds to the convenience of this delightful property. Don't miss the opportunity to make this beautiful flat your new home. In brief the property comprises-

- Welcoming hall with storage.
- Secure entrance
- Twin windowed living room with ornate cornicing.
- Separate, modern kitchen with attractive white units.
- Two double bedrooms.
- Contemporary family bathroom with both shower and bath.
- Gas central heating and double glazing.
- Communal garden.
- On street parking.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

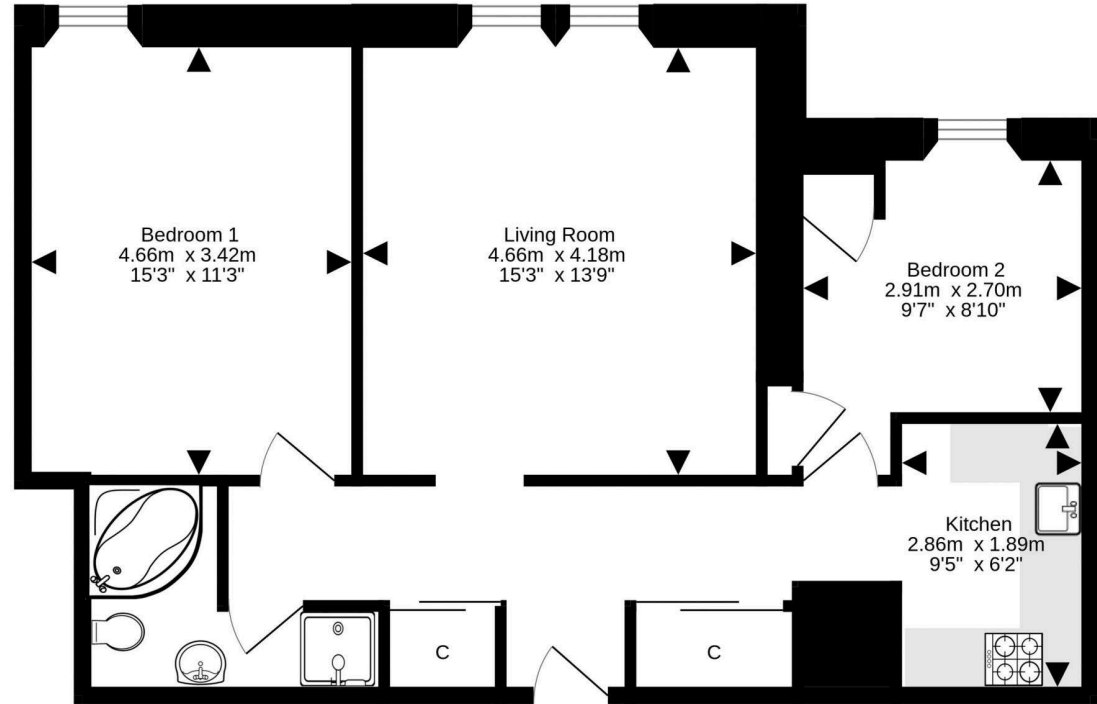


All integrated appliances , light fittings and fixtures are included. The mirror in the living room can be left upon request. Table and plant in the living room, and chest of drawers in bedroom are not included in the sale.

EPC B

The ever popular Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including the impressive Meadowbank Retail Park, home to Sainsbury's and B&M Home Store. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities can be found and the green open space of Holyrood Park is close-by. The recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.





Bathroom
3.06m x 2.07m
10'0" x 6'9"

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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