

M. J. Brown, Son & Co.



TOP FLAT, FLAT 13, 2 WHEATFIELD TERRACE
EDINBURGH EH11 2PA

FIXED PRICE £165,000

HOME REPORT VALUE £165,000

An opportunity has arisen to purchase a very well situated, attractive and bright top floor flat in this popular residential area, very well located for access to the historical and business city centre of Edinburgh. The flat is in a quiet position and is set to the rear of this traditional Victorian tenement and the popular area of Gorgie where it is situated offers a wide variety of local amenities including shops for day to day requirements, banking and post office outlets as well as doctors' and dentists' surgeries. Regular buses serve this area leading into the city centre and other parts of the city and there is also easy access from the flat to Haymarket train and tram stations from where fast and efficient service can be enjoyed in and around Edinburgh. Travelling in a westerly direction action can also be gained with ease to the Gyle shopping and business centre and from there to the Edinburgh City Bypass and to the central motorway network and, in addition, to Edinburgh International Airport and Queensferry Crossing.

For leisure facilities and outdoor activities the flat is well situated for access to Saughton Park, Carrick Knowe Golf Club, Murrayfield Stadium and Heart of Midlothian football ground. Nearby Fountain Park offers a multiscreen cinema, fitness centre and pool, ten-pin bowling, bars and restaurants.

Within the area of Gorgie there are many fashionable bars, well-known restaurants, bistros and coffee houses. For further shopping facilities Asda at New Mart Road and Sainsburys at Westfield Road are also within easy reach.

This charming property offers a welcoming entrance hall leading to the main apartments. There is a comfortable and well lit lounge/kitchen with appliances included in the sale, and a well proportioned double bedroom. A special feature of the flat is the spacious box room which could be used as a studio/home office. The bathroom has a three-piece suite and over bath instant shower and there is good storage accommodation within the property. The flat has the benefit of gas central heating and double glazing and a brand new boiler with a 5 years parts and labour guarantee. It would be suitable for first time purchasers, young professionals or for an investment/letting purposes.

To appreciate the excellent location of this delightful flat and its walk-in condition along with the desirable area of Gorgie, early viewing is recommended.

The accommodation comprises:-

Entrance Reception Hall

A welcoming entrance to this fine property with the security entry phone handset serving the block located here. There is laminate flooring and a radiator. Good storage cupboard annexed.

Lounge/Kitchen

An astragalled glass door opens from the hall and this is a well presented and well lit lounge with laminate flooring and the focal point of a gas fire with mantel above. Corner storage cupboard. Double glazed window to the rear with blinds and curtains. There are two radiators in this area and this is open plan to the kitchen.

Kitchen

A well fitted and compact kitchen with breakfast bar, stainless steel sink unit, electric hob and oven, fridge and washing machine. Downlighters. (Whilst the appliances are in working order they are not new and no guarantee is given as to their future condition).

Double Bedroom

A very spacious and well lit double bedroom with double glazed window to the rear with window blind. Carpet. Radiator. Free standing wardrobe included in the sale.

Bathroom

A modern bathroom with three-piece suite comprising bath, wash hand basin and WC with over-bath instant shower. Radiator. Glazed window. The bathroom has been fully tiled for ease of maintenance.

Extras

The flat contents are available to the purchaser at no additional cost.

Mutual Gardens

There are communal gardens to the rear of the property for the enjoyment of the residents at No. 2.

Parking

There is residents' permit parking to the front of the building.

EPC

D

Seller

Wheater

Viewing

Sundays 2pm – 3pm or by appointment with undernoted solicitors
M.J. Brown, Son & Co – Tel: 0131 332 1200.

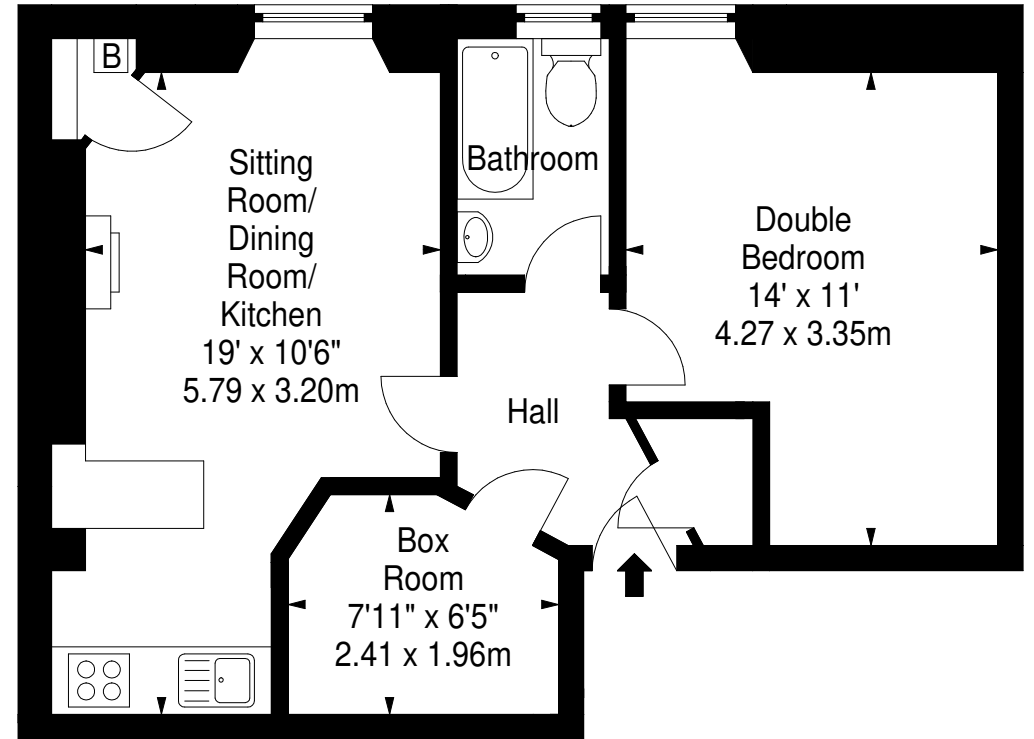
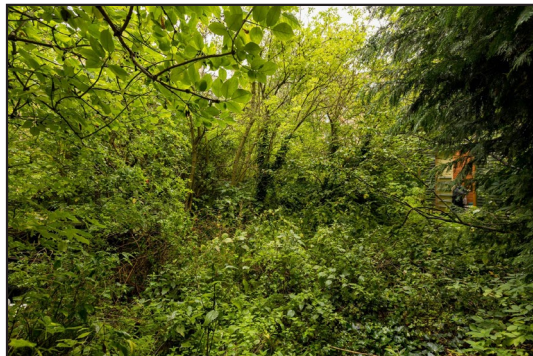




Wheatfield Terrace,
Edinburgh,
Midlothian, EH11 2PA



Approx. Gross Internal Area
482 Sq Ft - 44.78 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor

M. J. Brown, Son & Co.

SOLICITORS & NOTARIES, ESTATE AGENTS

"Dean Bank Lodge", 10 Dean Bank Lane

Edinburgh EH3 5BS

Telephone 0131 332 1200 Fax 0131 332 4809

E-mail: jmat985725@aol.com DX ED. 122

Anyone wishing to note interest in the property should contact their solicitor in order that they may be informed of any closing date which has been fixed.

The above particulars are believed to be correct and room sizes are approximate and should not form part of any missives. No items are warranted.

espc