

11/11 Wolseley Place
Meadowbank, EH8 7AD

Deans
Solicitors & Estate Agents LLP





FOURTH FLOOR FLAT

- Living Room
- Kitchen
- Double Bedroom
- Bathroom
- Central Gas Heating & Double Glazing
- Shared Rear Garden
- Free On-Street Parking
- EPC Rating - D



Forming part of a traditional tenement, this bright top (4th floor) flat is situated within the popular area of Meadowbank to the east of the City. There are a variety of amenities available within walking distance including Meadowbank Retail Park along with the open spaces of Holyrood Park and Arthur Seat. An excellent public transport service passes by the property and travels to the City Centre which is a short distance away. The accommodation would make an ideal first purchase and comprises; secure entry phone, hall, lounge/dining area with twin recessed windows, internal fitted kitchen, double bedroom and bathroom with shower. There is a well maintained shared rear garden with free on-street parking available in the surrounding streets. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, oven, hob, hood, fridge, freezer, washing machine, blinds and light shades. All appliances included in the sale are sold as seen with no warranty provided.



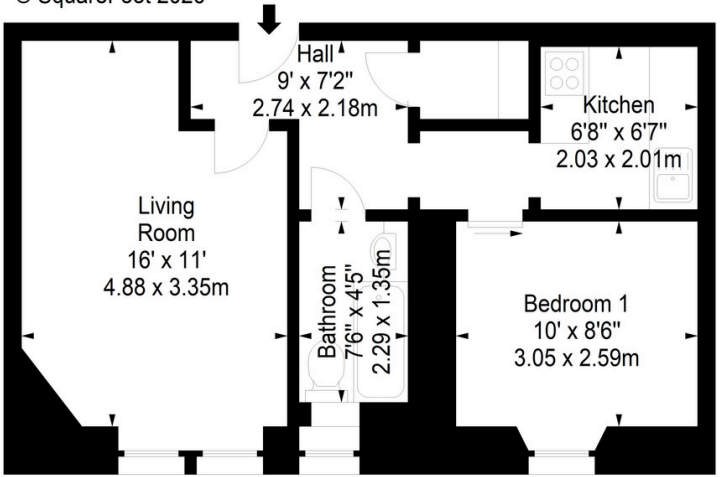




Wolseley Place,
Edinburgh,
Midlothian, EH8 7AD

SquareFoot

Approx. Gross Internal Area
456 Sq Ft - 42.36 Sq M
For identification only. Not to scale.
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Fourth Floor





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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