



1 (PF2) Wishaw Terrace
MEADOWBANK | EDINBURGH | EH7 6AF

warners
solicitors & estate agents



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Well presented one-bedroom, ground floor flat occupying an enviable location in the highly sought-after Meadowbank area of Edinburgh. This spacious one bed property would make an excellent first-time purchase as well as offering investment potential. The kitchen currently comprises washing machine, gas hob and fan, and has a pantry with the fridge/freezer. The well proportioned bedroom benefits from a window seat and storage cupboard. There is also a spacious living room with further storage. Completing the accommodation is the bathroom with shower over the bath. The property also benefits from secure entry and a well kept shared garden. Outstanding public transport links mean that the city centre is also within close proximity. Early viewing is definitely recommended to avoid missing out on this fabulous apartment.

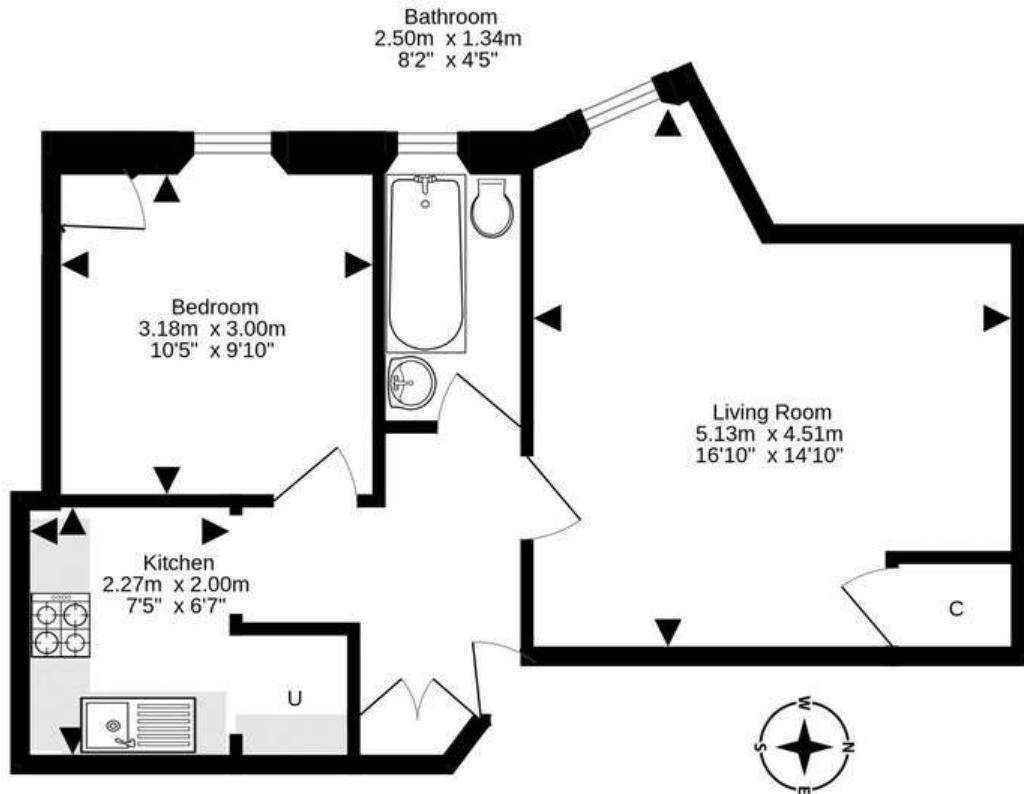
- Ideal first-time buyer purchase
- Spacious living room and fitted Kitchen
- Well proportioned bedroom can accommodate king-size bed
- Bathroom
- Well kept shared garden
- Outstanding local amenities
- Easy access to public transport links

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



Extras include, all white goods, curtains and poles from bedroom and lounge, and ceiling lightshades. Two seater electric reclining sofa, chest of drawers, triple mirrored wardrobe and sideboard can also be included in the sale.

The popular Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, with the impressive Meadowbank Retail Park just a few minutes walk away, home to Sainsbury's, Lidl and Home Bargains. For the fitness enthusiasts the area also benefits from Meadowbank sports centre and is only 20 minutes away from Portobello beach and promenade. The east end of Princes Street and the new St James' Quarter is a short walk or bus ride away, where an extensive choice of leisure and recreational facilities can be found and Holyrood Park is close-by. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.



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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