



**11/8 WOLSELEY PLACE
PARSONS GREEN
EDINBURGH
EH8 7AD**

**FIXED PRICE
£165,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**STYLISH
THIRD FLOOR
FLAT IN A POPULAR
RESIDENTIAL AREA
CLOSE TO EXCELLENT
LOCAL AMENITIES AND
THE CITY CENTRE**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

This is an attractive third floor flat situated in a popular residential area close to good local shops and amenities including the Meadowbank Retail Centre which comprises a Sainsburys supermarket and various retail outlets. The property is also well situated for easy access to the city centre and the Scottish Parliament. For recreational facilities, the soon to reopen Meadowbank Sports Centre is across from the flat and Holyrood Park is within a five minute walk.

There are regular bus services running close by giving quick and easy access to the city centre and surrounding areas. The property is also well positioned for easy access to the city bypass and A1.

Entrance to the flat is through a well maintained common passage and stair with the added benefit of an entry phone system. The common stair also gives access to the shared garden at the rear of the tenement.

Internally the property offers bright and stylish accommodation. The property has good storage facilities and benefits from gas central heating and double glazing. The integrated kitchen appliances are included in the sale.



PROPERTY DETAILS

- * Hall with open cupboard. Entryphone handset.
- * Lounge with window to front with open outlook. Cupboard housing central heating boiler. Full height radiator. Open plan to;
- * Modern fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Breakfast bar. Integrated fridge. Work surfaces with integrated sink. Shelved pantry with plumbing for washing machine.
- * Large Double Bed room with window to front. Ample space for bed room furniture. Cornice.
- * Wet Room with white two-piece suite comprising wash hand basin and WC. Mixer shower with rainhead fitting. Shaver mirror. Heated towel rail. Frosted window to rear.

Energy Efficiency Rating: C



EXTERNAL

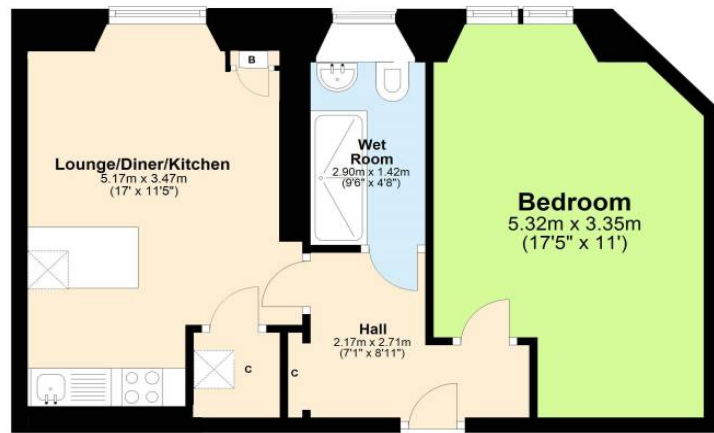
Large and well maintained communal garden to rear with a large lawn and an attractive array of established plants, shrubs and trees.





Third Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

