



A super "project" prospect for potential buyers with design flair. It is an **END TERRACED HOUSE** offering nicely proportioned rooms and enjoying an enviable location on the lower slopes of Arthur's Seat.

Hall; Living room; Kitchen; 2 good Bedrooms & Shower room..
Downstairs to generously proportioned **CELLAR** with development potential.

Free on-street Parking; D. Glazing. Gas Central Heating; Garden.

Viewing: call 07776 198 960 (agent).

Fixed Price : £310,000

Location

Considine Terrace is off Queens Park Avenue which is the road running alongside Holyrood Park leading southward from the little roundabout at the eastmost entrance to the park. Residents are lucky enough to have a wide selection of amenities, literally "on the doorstep" and the city centre is only 1.5 miles; this factor undoubtedly contributes to the area's desirability. There are excellent local shops & regular bus routes; in addition, there is a choice of supermarkets close by and motorists can quickly access the by-pass via the A1 leading on to the main road network in and out of Edinburgh. Leisure is particularly well catered for in Meadowbank with the Leisure Centre of that name, The Royal Commonwealth Pool (through Holyrood Park); several golf courses and of course the many lovely walks on and around neighbouring Arthurs Seat. Even Portobello and its promenade, beach & shopping is only 1.5 miles east.

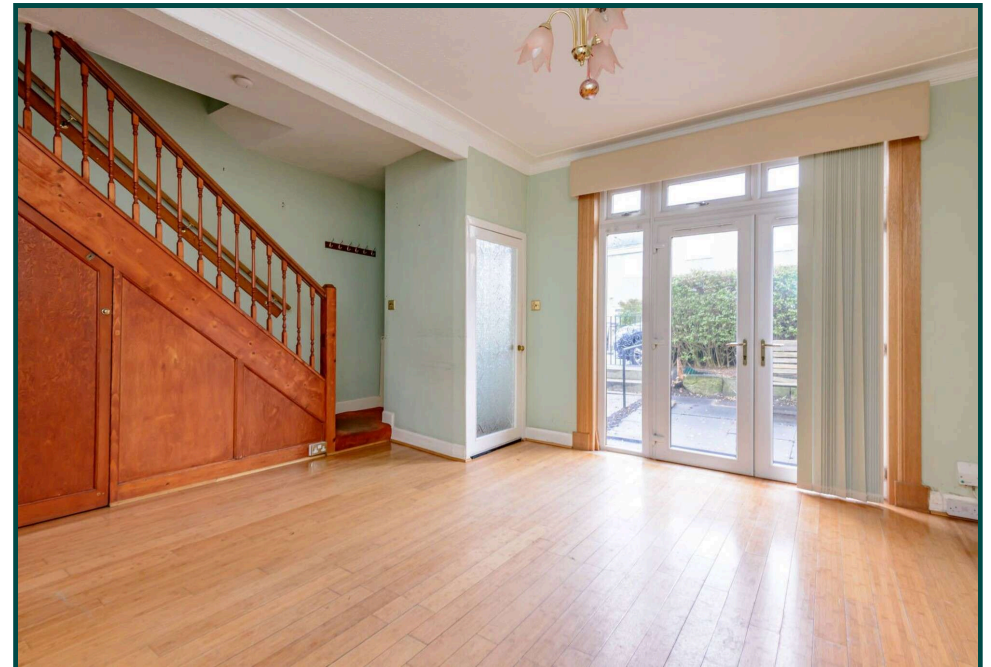
The Property

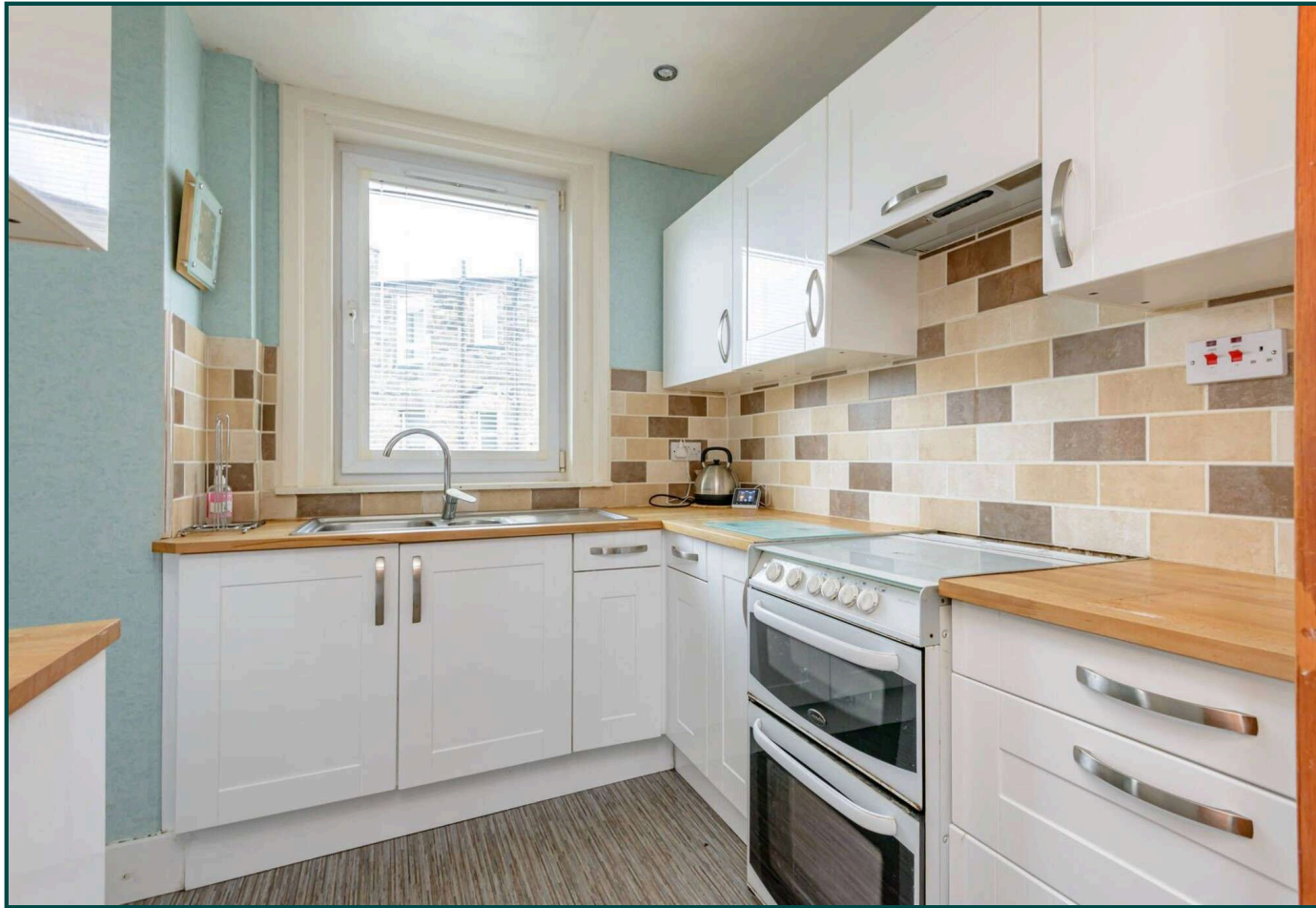
There are "pockets" of homes built in the 1930's era around Edinburgh. Invariably they are pretty central and extremely popular as a result. They are well built and have an interesting character about them offering what hitherto was described as "Two up,two down" rooms. Nowadays, the majority, including this one, have been modernised whilst some, extended (*potential for that). This example has smallish front, side & rear gardens offering that outside space, which has been in such demand since the pandemic. Young families are often potential buyers but also down-sizers too, for those not wishing to move to a flat. The **CELLAR** offers a variety of options to re-furbish.

Home Report: A copy can be downloaded via the listing on ESPC.com

Home Report Value: £300,00

Energy Performance Certificate: Rated "D"



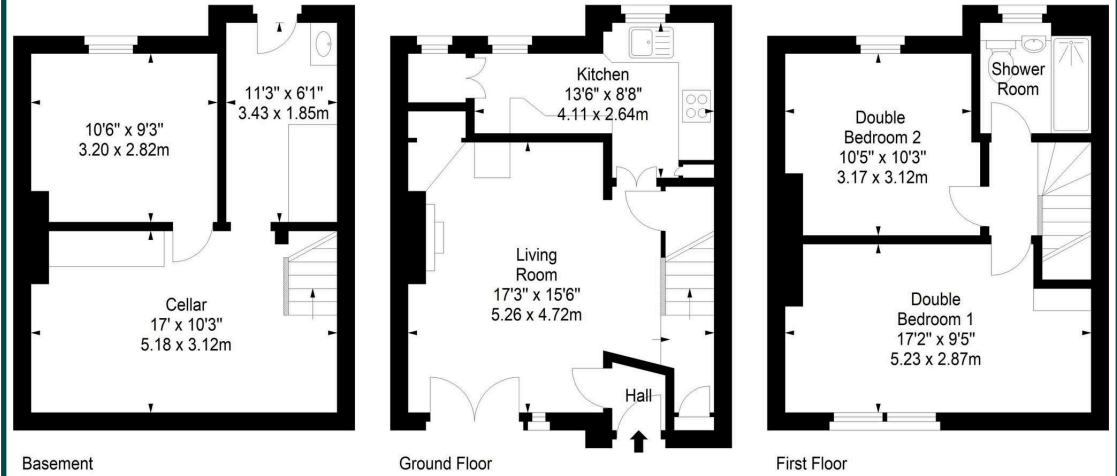




**Considine Terrace,
Edinburgh,
Midlothian, EH8 7EB**



Approx. Gross Internal Area
1086 Sq Ft - 100.89 Sq M
For identification only. Not to scale.
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