



16(1F2) Glengyle Terrace,
Edinburgh, EH3 9LN



135



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Enjoying a prime position overlooking the expansive open green spaces of Bruntsfield Links, this lovely first-floor flat has been freshly decorated throughout and offers a wonderful blend of period charm and modern comfort.

Flooded with natural light, the property boasts an abundance of character, featuring a range of original architectural details. Further benefits include gas central heating and traditional sash and case, secondary glazed windows. Situated within the highly desirable Lauriston area, this is a fantastic opportunity to acquire a spacious home in one of Edinburgh's most sought-after locations.

The accommodation comprises a welcoming entrance hallway with useful storage cupboard. To the front, the elegant lounge has lovely views, impressive ceiling corning, a decorative fireplace with surround. To the rear, the generous dining kitchen is fitted with a range of wall and base units, with the cooker, fridge/freezer and washing machine included in the sale.

There are four well-proportioned bedrooms, with the principal bedroom further benefiting from a walk-in wardrobe. The accommodation is completed by a family bathroom fitted with a three-piece white suite and shower over the bath, together with a separate shower room incorporating a wash hand basin.

Externally, residents can enjoy access to a shared rear garden, predominantly laid to lawn, providing a pleasant outdoor space.

Early viewing is highly recommended to fully appreciate the space, character and enviable location of this exceptional property.





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Area Description

The property is superbly positioned to take advantage of Edinburgh's outstanding city-centre amenities. A wide selection of local shops can be found nearby, including a Sainsbury's Local, while the vibrant surrounding area offers an excellent choice of independent cafés, bars, restaurants, theatres and cinemas. Regular bus services provide convenient links across the city, and Edinburgh city centre is within easy walking distance. Both highly regarded state and private schooling options are also readily accessible.



Accommodation

Lounge:	5.28m x 4.04m (17'4" x 13'3")
Dining Kitchen:	4.32m x 3.86m (14'2" x 12'8")
Bedroom 1:	5.64m x 3.96m (18'6" x 13')
Bedroom 2:	4.83m x 2.95m (15'10" x 9'8")
Bedroom 3:	4.47m x 2.54m (14'8" x 8'4")
Bedroom 4:	3.7m x 1.96m (12'2" x 6'5")
Bathroom:	1.96m x 1.98m (6'5" x 6'6")
Shower Room:	1.32m x 1.14m (4'4" x 3'9")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix copyright 2011.



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