

Peterkin & Kidd

Solicitors and Estate Agents

15 (3F1)

GLADSTONE TERRACE
EDINBURGH, EH9 1LS



OFFERS OVER £395,000

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GLADSTONE TERRACE

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Situated on a quiet tree-lined street in the conservation area of one of Edinburgh's most sought-after suburbs, this top floor flat retains many period features and offers leafy aspects to the front with views to Arthur's Seat. The property has been well-maintained by its current owner and offers flexible space with its own private garden area to the rear.

The property is accessed via a secure door entry system with stairs to all floors and a door on the ground level giving access to the garden.

The central hallway, with its ceiling rose and decorative cornicing, has all rooms leading off with space for freestanding furniture, a shelved press and a useful box room.

The bright and stunning living room is to the front with a fireplace and marble surround as its focal point. It has striking intact triple cornicing and a feature ceiling rose. The bay window has timber panelling and working shutters and offers leafy aspects along the terrace. A door to the rear gives access to the box room which offers versatile space.

The dining kitchen is to the rear with views over the garden and has a range of units with ceramic sink and drainer and space for cooker and fridge. The washing machine is included in the sale but not warranted. A cupboard houses the boiler and tank.

Bedroom 1 is to the front with ample space for freestanding furniture and has a window with working shutters and tongue and groove panelling below, offering leafy aspects. The marble fireplace with cast iron inset provides an attractive feature.

Bedroom 2 is quietly situated to the rear with ample space for freestanding furniture. The decorative fireplace with cast iron inset and marble surround provide an attractive feature.

The part-tiled shower room with tongue and groove panelling completes the accommodation and is fitted with a wash hand basin, WC and corner shower cubicle.

ACCOMMODATION

Communal entrance stair with door entry system

Hall
Living room
Dining kitchen
2 double bedrooms
Box room
Shower room

Gas central heating

GARDEN

The flat has its own part-walled, private garden area to the rear which is laid to lawn with flower and shrub planting and a garden shed which is included in the sale.

PARKING

Resident permit and metered on-street parking is available.





EXTRAS

All fitted carpets, fireplaces, washing machine and the garden shed are included in the sale. Some furniture may be available by separate negotiation.

SITUATION

Sciennes is one of the capital's most sought-after neighbourhoods and is within easy walking distance of the city centre. The area is close to Edinburgh University and The Meadows park with theatre, cinema and music venues also within easy walking distance. Local amenities include tennis courts, swimming pool, cafes and restaurants.

Schooling in both the public and private sectors is available.

For commuters, the area benefits from frequent public transport services, cycle paths and pleasant leafy walkways.

VIEWING

By appointment with Property Department on 01506 840000.
WHAT3WORDS
counts.scarf.ending

OTHER

COUNCIL TAX BAND: E

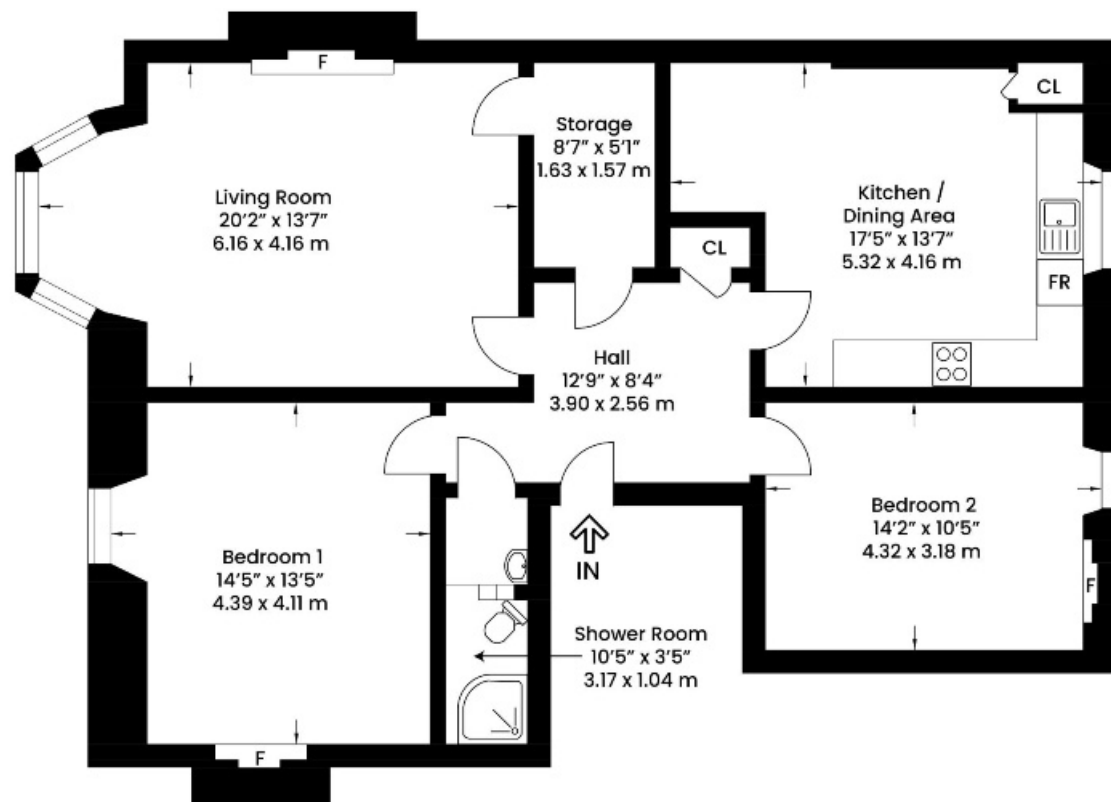
The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.

EPC:D



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2025

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We can open doors for you

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