



Offers Over

£385,000

4/7 Gladstone Terrace

Marchmont | Edinburgh | EH9 1LX

A fantastic opportunity has arisen to acquire this impressive and well-presented third-floor (top-floor) flat, forming part of a handsome traditional tenement on a peaceful, tree-lined street in the highly sought-after Marchmont district of Edinburgh. Ideally positioned within walking distance of the vast open green spaces of The Meadows and within easy reach of the city centre, the property enjoys an enviable location. Further enhancing its appeal, the property benefits from an HMO licence valid until June 2027, making it an attractive prospect for investors seeking an established rental opportunity, as well as professionals looking to purchase in this popular area.

 3 Bedrooms

 1 Public Room

 1 Bathroom

 Zoned Parking

 Communal Gardens

 EPC Rating – C

 Council Tax Band – D



Description

The well-presented accommodation, offered to the market in true move-in condition, briefly comprises a secure entry system, welcoming entrance hallway, and a bright and airy twin-windowed reception room featuring an attractive feature fireplace. The stylish, modern fitted kitchen comes complete with appliances, while the spacious principal bedroom benefits from fitted cupboards. Two further well-proportioned double bedrooms provide excellent additional accommodation, complemented by a shower room featuring a skylight and a separate WC. Further benefits include gas central heating and newly installed double-glazed sash and case windows.



Extras

All fitted floor coverings and curtains will be included in the sale together with the hob, oven, fridge/freezer and washing machine. Other items of furniture can also be made available.

Gardens & Parking

There is a well-maintained communal garden to the rear of the building, while permit and metered parking is readily available to the front and surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





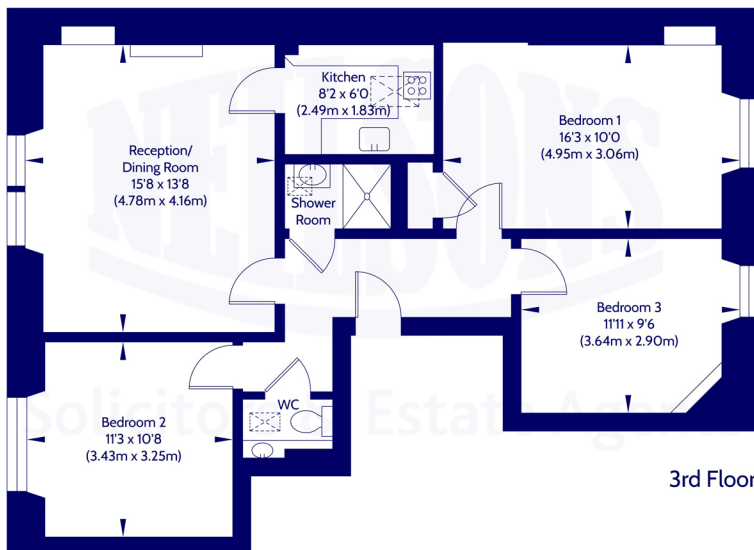
Location

Marchmont is an established, vibrant area located to the south of the City Centre and is within easy reach of the neighbouring areas of Morningside, Bruntsfield and Newington. The convenience of location and high level of local amenities have made it one of the City's most sought-after locations. Marchmont has an excellent selection of specialty shops including fishmonger, grocers, hairdresser, florist and superstores. There are cafes, bars and restaurants in Marchmont all within comfortable walking distance. The property is close to the Warrender Swim Centre and it is also close to the open spaces and sports facilities available on The Meadows and Bruntsfield Links. There are several golf courses on the south side of the city and cinemas are available at Morningside, Tollcross and Lothian Road. Regular bus services are available from Marchmont and there is easy access to the City Bypass from Fairmilehead, which leads to the main motorway networks.





Approx. Gross Internal Floor Area 75 Sq M / 805 Sq Ft.



3rd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

