

19 Melville Terrace

MARCHMONT | EDINBURGH | EH9 1LY

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Nestled on a quiet tree lined street directly opposite the vast open Meadows park and moments from excellent amenities, a myriad of university buildings and a short walk from the city centre is this spacious main door apartment. Boasting private front and rear gardens, a garage, abundant storage and opulent period features this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance vestibule and hallway with two deep storage cupboards, a bright corner aspect lounge with detailed cornicing, a large dining kitchen with an attractive kitchen section, generous dining space and a useful utility room off with direct garden access. The front facing bedroom has a built-in wardrobe and an elegant en-suite shower room and there are two further well-proportioned double bedrooms (one of which could make an ideal home office or nursery). The flat is completed by a stylish shower room. Externally the fully enclosed courtyard and garage provide invaluable off - street parking

- Main door apartment overlooking the Meadows
- Private gardens and garage
- Ornate period features and abundant storage
- Welcoming hallway and vestibule
- Bright corner aspect lounge with detailed cornicing
- Spacious dining kitchen with attractive units
- Useful utility room
- Three large double bedrooms
- Two bathrooms

Extras included in the sale are all blinds, fridge freezer and , washer/ dryer. Items of furniture may be available by separate negotiation.

Energy rating D. Council Tax Band F.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





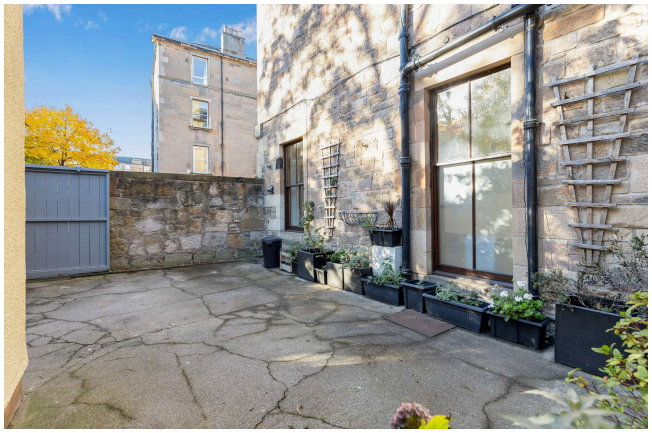


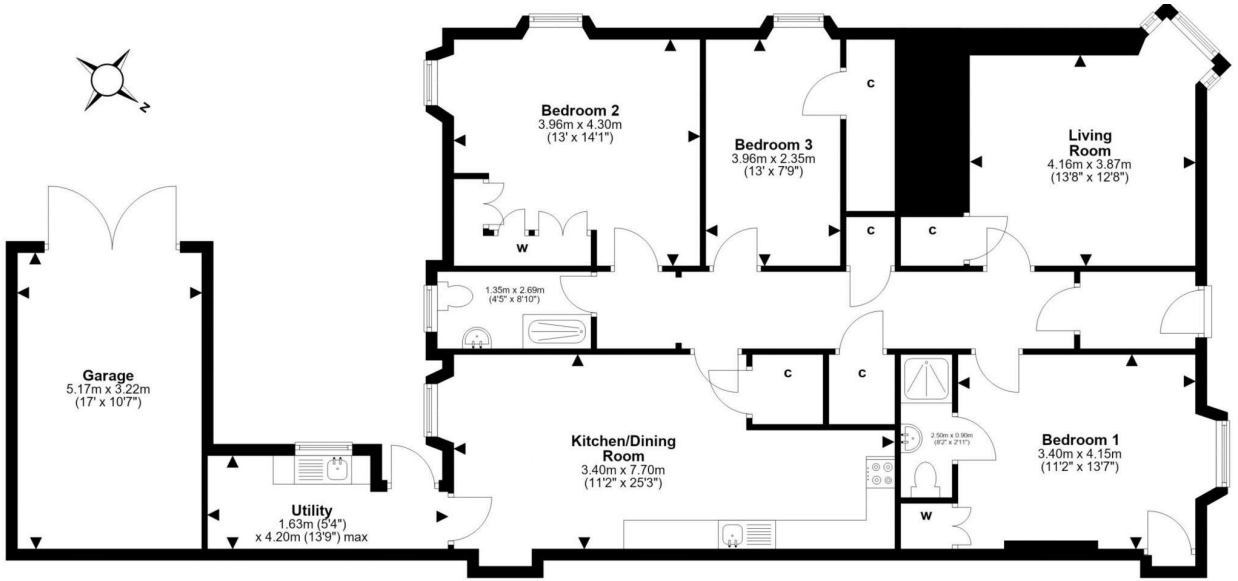
Positioned just South of the city centre, Marchmont falls within the Meadows and Bruntsfield conservation area and represents one of the most desirable postcodes in the capital. The area is popular with students, professionals and families alike owing to its leafy setting adjacent to The Meadows and proximity to the city centre, financial district and university quarter. The location enjoys a vibrant blend of independent shops and branded retailers, artisan coffee shops, cafes, takeaways, bars, pubs and restaurants. There is a Waitrose store and an M & S Food in neighbouring Morningside and a Sainsbury's Supermarket at nearby Cameron Toll. Sport and fitness enthusiasts are spoiled for choice when it comes to indoor and outdoor facilities: from a state of-the-art gym and swimming facilities at the Warrender Park Leisure and Royal Commonwealth Pool, to tennis courts at the Meadows. The property falls within the catchment area for some of the best primary and secondary schools and is also conveniently placed for a choice of well-regarded independent schools.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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