



26/1 Blantyre Terrace,  
Merchiston, Edinburgh, EH10 5AE

CALL US ON 0131 447 4747



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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry.
- Communal vestibule, hall & stair with original floor tiles & ornate stained-glass door.
- Reception hall.
- Spacious bay windowed living room/dining room with feature gas fire.
- Working shutters & storage.
- Modern fitted breakfasting kitchen with appliances.
- Generously proportioned double bedroom with walk in wardrobe/storage cupboard.
- Further storage cupboard & working window shutters.
- Second double bedroom with working window shutters.
- Contemporary four-piece bathroom with separate shower.
- Large Storage cupboard within bathroom.
- Gas central heating.
- Many original features.
- Permit & metered parking.



## GENERAL DESCRIPTION

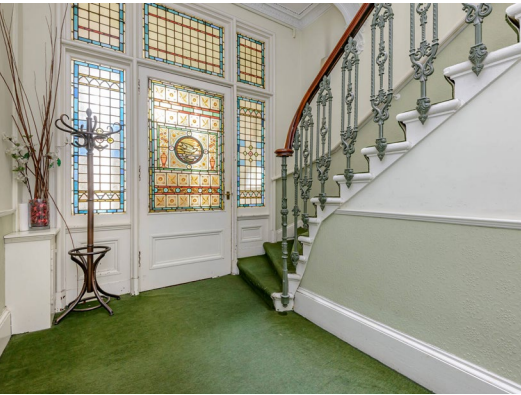
A fabulous, bright and spacious ground floor flat forming part of a beautiful Victorian crescent in the highly sought after residential district of Merchiston. The property is perfectly positioned within walking distance for access to a wide range of excellent local amenities, cafes and specialist shops with Morningside and Bruntsfield on its doorstep and easy quick access into Edinburgh City Centre. The property offers huge potential and boasts many original features making it suitable for a range of buyers.

COUNCIL TAX BAND - E  
BUSES- WITHIN 200 METRES.  
TRAIN STATIONS - APPROX 1.5 MILES TO HAYMARKET/ WAVERLEY.  
AIRPORT - EDINBURGH AIRPORT APPROX 9.3 MILES (EASY DIRECT BYPASS ACCESS)

## LOCATION

The property forms part of the highly regarded residential district of Merchiston, lying within walking distance to the south of Edinburgh's city centre. Many local amenities are on hand serving everyday needs with the neighbouring districts of Bruntsfield, Morningside and Polwarth, providing an extensive range of specialised shops and services including a Marks & Spencer's and Waitrose. An excellent bus service provides links to the city centre and surrounding areas with the City Bypass, Edinburgh Airport and motorway networks all within easy reach. Leisure facilities within the area include the Fountain Park complex, with a multi-screen cinema, Nuffield gym and bowling alley and Warrander swimming pool and gym. The cosmopolitan Edinburgh Quay is also easily accessible hosting a variety of bars, bistros and restaurants. The property is also close to Bruntsfield Links, the Meadows, Harrison Park and the Water of Leith Walkway and the area is ideal for those connected with Napier and Edinburgh Universities. Schools within the area are well represented in both private and public sectors and the city's financial core is just a brief drive or bus journey away.

EXTRAS:  
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FREESTANDING AUTOMATIC WASHING MACHINE, FRIDGE/FREEZER AND DISHWASHER. NO GUARANTEES ARE PROVIDED.

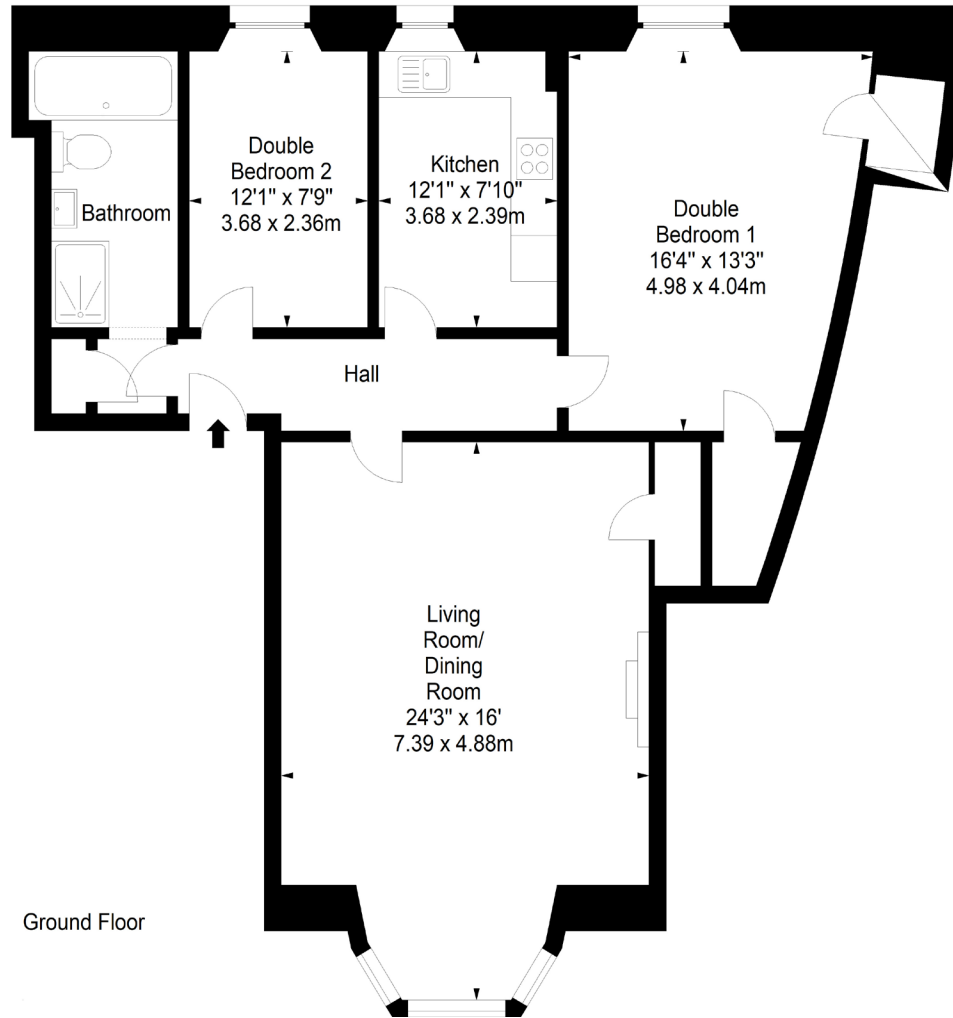




Blantyre Terrace,  
Edinburgh,  
Midlothian, EH10 5AE



Approx. Gross Internal Area  
977 Sq Ft - 90.76 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.