



14 2f1 Melville Terrace
Marchmont, Edinburgh, EH9 1LY

CALL US ON 0131 447 4747

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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with space for dining table & chairs & excellent storage.
- Attractive living room with feature fireplace.
- Stunning corner sitting room with bay window & views.
- Feature ethanol fire.
- Dining kitchen with appliances.
- Walk-in pantry.
- Two generously proportioned double bedrooms.
- Further double bedroom.
- Bedroom four/home office or study.
- Bathroom with shower.
- Gas central heating.
- Many original features.
- Beautifully maintained communal gardens to rear.
- Permit & metered parking.
- Overlooking The Meadows.
- View to Arthur's Seat.



GENERAL DESCRIPTION

A fabulous second floor flat, forming part of a traditional tenant building in the prestigious Marchmont district, within walking distance of an excellent range of local amenities and Edinburgh City Centre. The property overlooks The Meadows and has views up to Arthur's Seat and is brought to the marketplace in move-in condition. Suitable for a wide range of buyers.

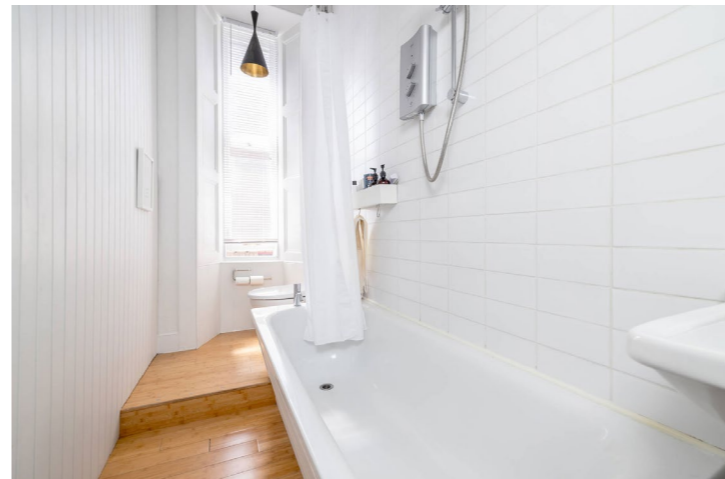




LOCATION

Positioned just south of the city centre, Melville Terrace is set in the prestigious Marchmont district 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 Shopping Centre. There is a well-established arts and culture scene in the area with Queens hall, Festival Theatre and Summerhall Arts Centre all within easy walking distance. 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 Royal Commonwealth Pool, to tennis courts and football pitches at The Meadows. The property falls within the catchment area for some of the best primary and secondary schools in the city and is also conveniently placed for a choice of independent schools.

EXTRAS: ALL FITTED FLOOR COVERINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, AUTOMATIC WASHING MACHINE, AND THE TUMBLE DRYER WITHIN THE HALL CUPBOARD. THE MICROWAVE IN THE KITCHEN IS NOT CURRENTLY IN WORKING ORDER. THE FREESTANDING WARDROBES IN THE BEDROOMS WILL BE INCLUDED IN THE FOR-SALE PRICE. SOME OTHER BEDROOM STORAGE UNITS MAY BE AVAILABLE THROUGH NEGOTIATION. THE FEATURE PENDANT LIGHT FITTINGS WILL NOT BE INCLUDED IN THE PRICE.



COUNCIL TAX BAND	E.
TRAIN STATION	APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT	APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

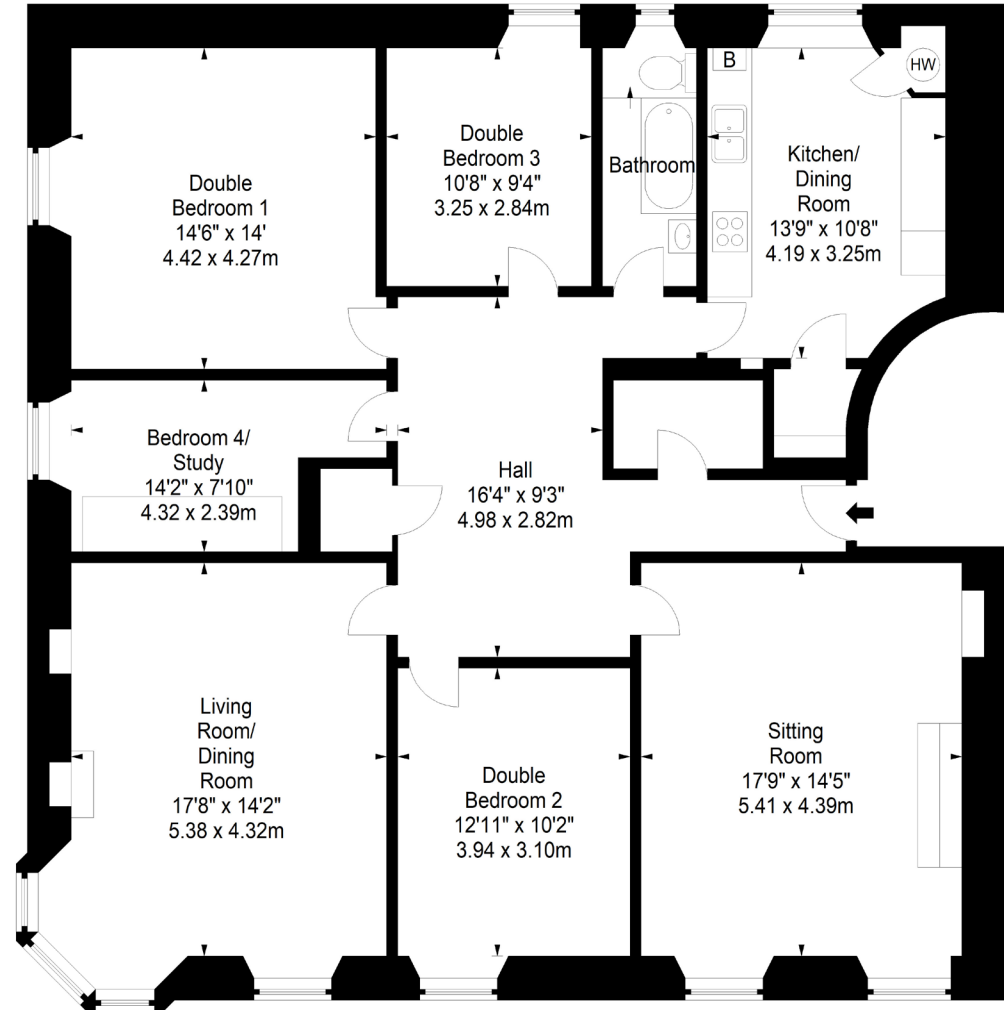


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Approx. Gross Internal Area
1638 Sq Ft - 152.17 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor

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WEBSITE: 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.