



3A Melgund Terrace, Edinburgh, EH7 4BU

*Impressive three-bedroom main door lower ground floor flat with private front courtyard*

URQUHARTS  
EDINBURGH





## DESCRIPTION

3A Melgund Terrace is an impressive, generously proportioned three-bedroom main door lower ground floor flat with private front courtyard situated in the popular residential area of Bellevue and neighbouring Broughton. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall; spacious bay windowed sitting room with gas fireplace and wooden surround; bright fitted kitchen / dining room with wall and base units, integrated appliances and pantry/utility area; master bedroom with en-suite shower room with underfloor heating; two further good-sized bedrooms, one with access to the communal stairwell offering direct access to the rear garden; modern bathroom with three-piece suite and storage cupboard; and a storage area, which could also be used a study/home office or play area, with mezzanine loft bed.

## ACCOMMODATION

Entrance hall. Sitting room. Kitchen / Dining room. Three bedrooms (one with en-suite shower room). Bathroom. Storage area with mezzanine loft bed.

Gas central heating. Original sash & case windows. Well-maintained private courtyard with under stair dry lined cellar/store, external shed and communal rear garden. Residents permit and pay & display on street parking.



## LOCATION

Melgund Terrace is situated the sought-after area of Bellevue, north-east of the city centre and on the edge of the historic New Town. There are excellent local amenities nearby, including a Tesco Supermarket, and a wide selection of shops, cafes, delis, bistros, bars, and restaurants in nearby Broughton, Canonmills and Stockbridge. Leith Walk and the cosmopolitan Shore area of the city, only a short distance away, offer an array of individual bars, bistros, and restaurants. For leisure and recreation facilities, there is Calton Hill, The Royal Botanic Gardens, Inverleith Park, St Marks Park, Pilrig Park and Leith Walkway & Cycle Path. The Edinburgh Playhouse Theatre and Omni Centre, with a VUE cinema and Nuffield Gym, and the St James Quarter





shopping complex providing several high street stores, cinema and restaurants are also within walking distance. Regular buses and trams run to and from the city centre and surrounding areas, and Waverley Rail Station and St Andrews Bus Station are conveniently close by. Edinburgh Airport, the Forth Road Bridge / Queensferry Crossing, and the main motorway networks are within easy reach. Catchment schools include Broughton Primary and Drummond Community High, St Mary's RC Primary and St Thomas of Aquin's RC High, with private schooling nearby at Edinburgh Academy, Fettes, and Stewarts Melville.

### **INCLUDED IN SALE**

All fitted floor coverings, light fittings, some curtains & blinds, wardrobes in the master bedroom and kitchen appliances. The external shed will also be included.

### **PRICE AND VIEWING**

For price and viewing arrangements please contact Urquharts 0131 556 2896

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

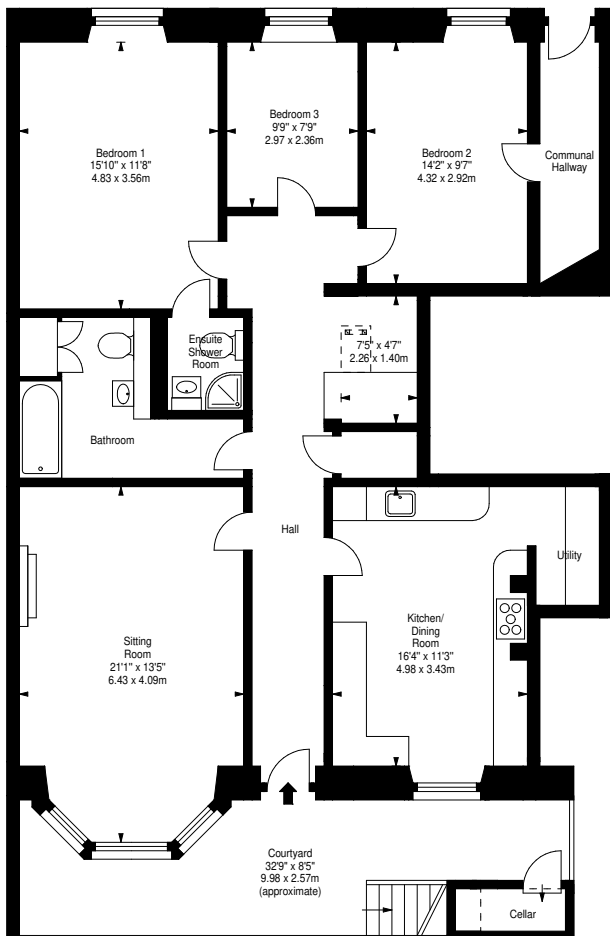
The property has an Energy Rating Category D



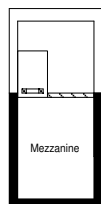
3A Melgund Terrace,  
Edinburgh,  
Midlothian, EH7 4BU



Approx. Gross Internal Area  
1288 Sq Ft - 119.66 Sq M  
Cellar  
Approx. Gross Internal Area  
16 Sq Ft - 1.49 Sq M  
For identification only. Not to scale.  
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Lower Ground Floor



## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).