

5/2 Gladstone Terrace

Marchmont, EH9 1LX

- Bright sitting room/dining room to the front
- Kitchen with all appliances
- Double bedroom with wardrobes
- Bedroom two with direct access to the rear
- Contemporary bathroom
- Many period features throughout
- Private front garden & shared rear garden
- Peacefully located in highly desirable residential area
- Residents' permit parking
- Gas central heating and double glazing

Superb two bedroom ground floor flat with a private front garden

Description

Located in the highly sought after area of Marchmont, 5/2 Gladstone Terrace is a superb 2 bedroom ground floor flat forming part of a traditional Victorian tenement within close walking distance of an excellent variety of local amenities, the lovely green spaces of The Meadows and the City Centre. The property offers bright, well proportioned accommodation with the benefit of many period features throughout, a recently fitted gas boiler, a delightful private front garden and direct access to a well maintained shared rear garden.

Location

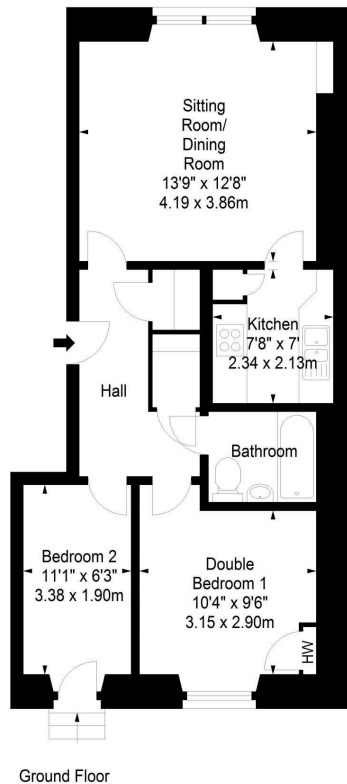
Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers

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0131 581 5700

Approx. Gross Internal Area
566 Sq Ft - 52.58 Sq M
For identification only. Not to scale.
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a wide variety of local amenities including convenience and speciality shops, post office and chemist. In addition there are a number of coffee shops, bars and restaurants. The property is a short walk from the Meadows and Bruntsfield Links where facilities include children's playgrounds, tennis courts, a bowling green and a pitch and putt. Excellent walks can also be enjoyed on Blackford Hill, Hermitage of Braid and in the Pentland Hills and there are many excellent golf courses within easy reach as is Warrender Swim Centre. Access to the city centre is easy both on foot and by bus and the city bypass is nearby which connects into the motorway network North, South and West. Schooling is well represented in both the private and state sectors.

Fixtures and Fittings

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, the hob, oven, extractor hood, fridge/freezer, dishwasher and the washer dryer are included in the sale price. The household items and furniture are available by separate negotiation. The wall mounted television is excluded from the sale.

EPC Rating C

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

