



14

# Mardale Crescent

Edinburgh

EH10 5AG





P Permit holders only





Forming part of a leafy residential Crescent minutes from all the area has to offer, this Victorian three-story, mid-terrace (WITH GARAGE) offers a unique opportunity to create a stylish and spacious home in a superb and highly regarded Location.

Merchiston is a highly respected and much sought after residential area of the city, typified by broad tree lined avenue and substantial property styles set within large attractive gardens. Princes Street and the West End are little more than a mile away and are readily accessible either via regular public transport services or indeed on foot. There are local shopping facilities scattered throughout the area, including those in both neighbouring Bruntsfield and Morningside. Delightful independent shops, a large branch of Waitrose, a Tesco and a Marks & Spencer food outlet are to name but a few. Parts of Napier and Edinburgh Universities are within close proximity, as are excellent schools (including George Watson's College which is within a few minutes on foot). Leisure wise, the surrounding area is one where the city's entertainment venues tend to be high concentrated. The Usher Hall, Traverse, Lyceum, Kings and Churchill Theatres, the Odeon and Dominion cinemas, restaurants, cafes and bars are all represented. The wonderful open spaces of Bruntsfield Links and the Meadows offer opportunities for walking, jogging and cycling. There are also several local access points to the city's cycle path network and the union canal towpath.

The Ground floor comprises:

- Entrance Vestibule with original tiled floor.
- Welcoming entrance Hall with carpeted staircase to upper floors. Cornice and dado rail.
- Bright and spacious Living room with bay window to front. Feature fireplace. Picture rail. Cornice and rose and storage cupboard.
- Dining Room with window to the rear. Cornice and shutters.
- Downstairs WC with toilet and wash hand basin.
- Fully fitted kitchen with an extensive range of wall and base units. Integrated gas hob, electric oven, microwave and extractor hood. Ample work surfaces with sink with drainer and tiled splashbacks. Windows to rear overlooking garden.
- Utility room with door to rear garden. Sink unit and boiler.
- Second Staircase leading to room which has potential to become a home office.

First floor:

- Spacious landing cornice, cupboards and skylight. Staircase to second floor.
- Bedroom one with bay window, cornice and vanity sink. Ample space for freestanding furniture.
- Bedroom two with window to rear, press, cornice and vanity sink.
- Bedroom three with window to rear and cornice.
- Family bathroom comprising of corner bath, pedestal sink, toilet and shower enclosure.

Second Floor:

- Two front facing double bedrooms both retaining original fireplaces and corncicing.
- Refitted bathroom with skylight, bath, vanity sink and enclosed cistern toilet. Tiling to floor and splash back areas.



Viewing by appointment on 0131 524 3800





































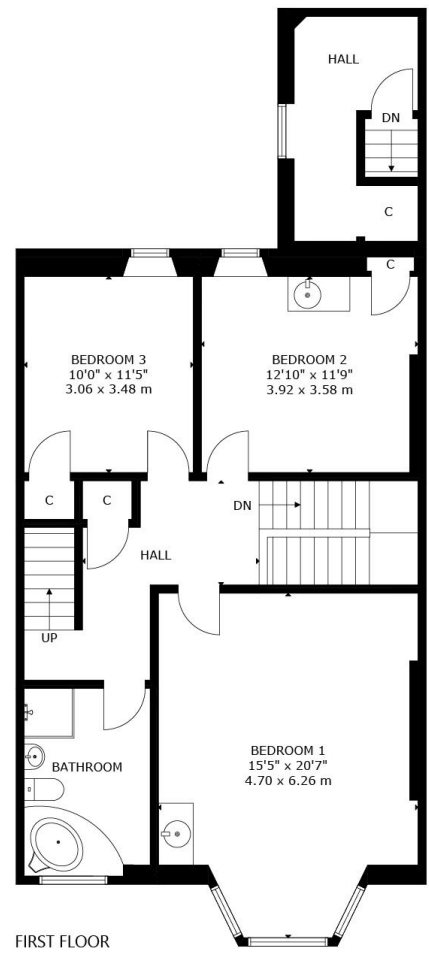
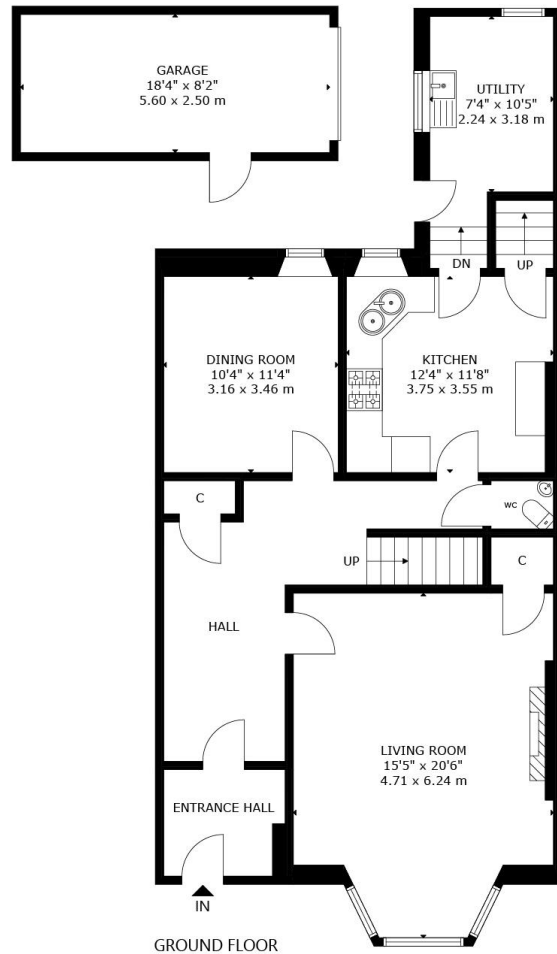
Externally, the property has a well-established rear garden which is laid to lawn with a paved patio area, garden shed and a variety of mature shrubs, trees and hedging. It is enclosed with a stone wall meaning it is both child and pet friendly. A pedestrian door leads to the garage which is accessed from Merchiston Crescent. The garage benefits from an electric car charging point, lighting and sockets.

The front garden is enclosed by a metal fence and has a selection of mature shrubs. There is on street permit holders parking to the front of the property.

Extras: All integrated appliances and window coverings are included in the sale.

- EPC Band- D
- Council Tax Band- G





14 MARDALE CRESCENT, EDINBURGH, EH10 5AG  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 2,436 SQ FT / 227 SQ M  
 GARAGE 154 SQ FT / 14 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Connell & Connell WS  
10 Dublin Street  
Edinburgh, EH1 3PR  
Tel: 0131 556 2993  
Fax: 0131 557 5542  
[property@connellws.co.uk](mailto:property@connellws.co.uk)

\* Please contact us for a free consultation or valuation

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