










Offers Over
£475,000

15/1 Gladstone Terrace

Marchmont | Edinburgh | EH9 1LS

A fantastic opportunity has arisen to purchase this impressive, truly stunning ground floor flat forming part of a handsome traditional tenement, quietly positioned within a lovely tree-lined street within the enviable Marchmont district of the city, within walking distance of the vast open space of The Meadows and easy reach of the city centre. The property benefits from lovely private gardens and would undoubtedly appeal to professionals, young families or those looking to downsize.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Zoned Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation which has been upgraded to a very high standard by the present owner, in brief comprises; welcoming hallway with storage cupboard and WC, light and airy bay windowed reception room with wood burner and beautiful cornicing, stylish kitchen dining with integrated appliances and sliding doors accessing private rear garden, useful box room creating the perfect home office, well proportioned principal bedroom with feature fireplace, good sized second double bedroom, and contemporary shower room with rainwater shower head. Further benefits include gas central heating (new boiler and system installed 2019) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Parking

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of decking and patio area, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies a well maintained private garden, and for the car user there is meter/permit parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





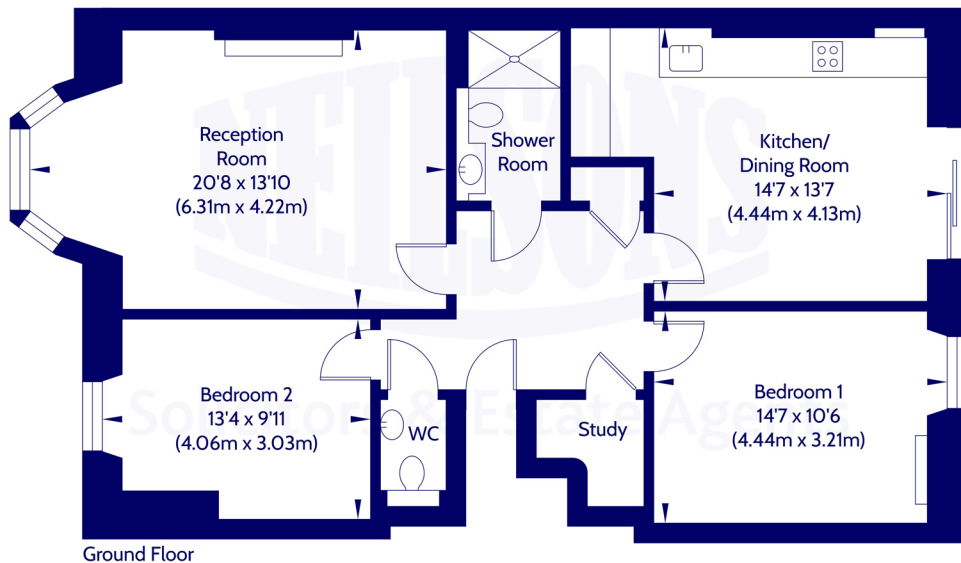
Location

Marchmont is an established, vibrant area located to the south of the City Centre and is within easy reach of the neighbouring areas of Morningside, Bruntsfield and Newington. The convenience of location and high level of local amenities have made it one of the City's most sought-after locations. Marchmont has an excellent selection of specialty shops including fishmonger, grocers, hairdresser, florist and superstores. There are cafes, bars and restaurants in Marchmont all within comfortable walking distance. The property is close to the Warrender Swim Centre and it is also close to the open spaces and sports facilities available on The Meadows and Bruntsfield Links. There are several golf courses on the south side of the city and cinemas are available at Morningside, Tollcross and Lothian Road. Regular bus services are available from Marchmont and there is easy access to the City Bypass from Fairmilehead, which leads to the main motorway networks.





Approx. Gross Internal Floor Area 89.7 Sq M / 966 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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