

Jardine Phillips
Solicitors • Estate Agents

MERCHISTON

11 GF1 ALBERT TERRACE
EH10 5EA



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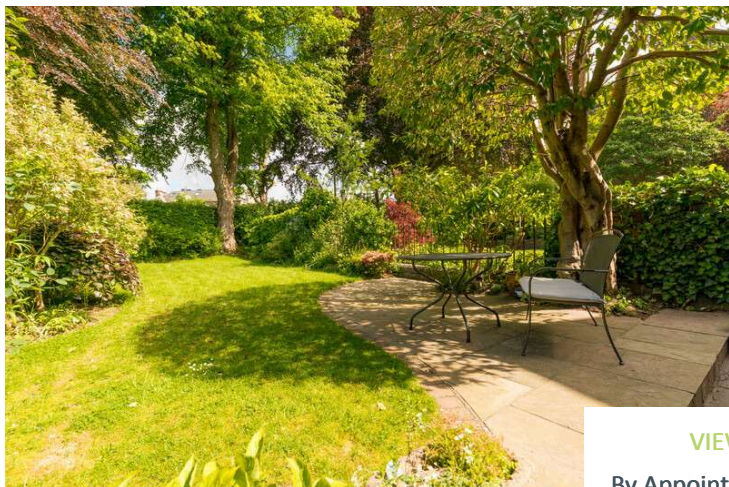
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EPC RATING: D

OFFERS OVER £660,000

PROPERTY DESCRIPTION

- Steps up to a communal entrance hallway/sunroom, leading to
- Private inner vestibule with two windows overlooking the gardens, understairs storage and handsome staircase leading up to
- Expansive first floor hallway with storage cupboard – could be used as a dining hall
- Sophisticated, sunny sitting room set to the rear of the property with south facing twin windows overlooking the gardens and over to the Pentland hills, with a feature open fireplace with slate hearth
- Galley kitchen with excellent range of quality wooden John Lewis fitted units, integrated Siemens appliances & solid surface worktops
- Dining room to rear with period fireplace & working shutters – could easily be used as bedroom three
- Large master bedroom to front with twin windowed bay with working shutters and fitted wardrobes
- Ensuite shower room with large walk in shower and fitted vanity sink unit & wc
- Double bedroom two to front
- Spacious family bathroom with period style fittings including a bath, shower cubicle with mains shower, sink & wc
- Gas central heating from the Worcester combi boiler located in a cupboard off the hallway
- Upgraded wooden sash & case windows with double glazed units
- Solid oak flooring and a wealth of period features including working shutters, cornicing, original staircase & fireplaces
- Private front garden with paved patio, lawn and borders containing trees, shrubs & plants
- Area of rear garden ground with lawn, shed for storage and access to the rear lane
- Residents' permit parking in the street

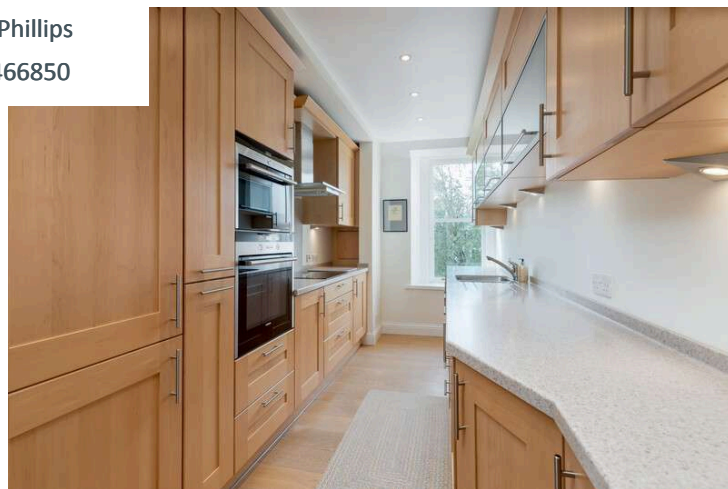


VIEWING

By Appointment Pls Call

Jardine Phillips

0131 4466850





ELEGANT TWO/THREE BEDROOM PERIOD UPPER VILLA WITH STUNNING PRIVATE GARDEN IN QUIET PRESTIGIOUS TERRACE

Situated a few minutes' walk from all the amenities of Morningside, down a peaceful lane, this beautifully presented, well maintained apartment converted from a Victorian villa would make a perfect home for young professionals or a family, being in the catchment for excellent schools. The property has flexible accommodation and is currently used as a two bedroom, two public room flat but could easily be turned into a three bedroom. There is also the added bonus of a large private front garden with a patio for relaxing and a lawn surrounded by shrubs & trees, together with an area of rear garden ground with a handy shed for storage.

AREA

Morningside & Merchiston are very prestigious areas in the south of the city which offer a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well renowned and the property is in the catchment for the new Bruntsfield & St Peters primary schools and Boroughmuir High School, and is only a few minutes' walk to George Watsons. There are superb amenities on your doorstep, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are also a good range of gyms/leisure facilities and golf courses a short drive away. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access both into town, via the numerous bus services from the main roads, and out of town to the city bypass and the motorway network beyond.

GARDEN

Private front garden with paved patio, lawn and borders containing trees, shrubs & plants with an area of rear garden ground with lawn, shed for storage and access to the rear lane

EXTRAS

The blinds/curtains, light fittings, electric hob, double oven, cooker hood, integrated dishwasher, integrated fridge freezer & integrated washing machine are included in the sale.

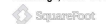
HOME REPORT VALUATION

£675,000

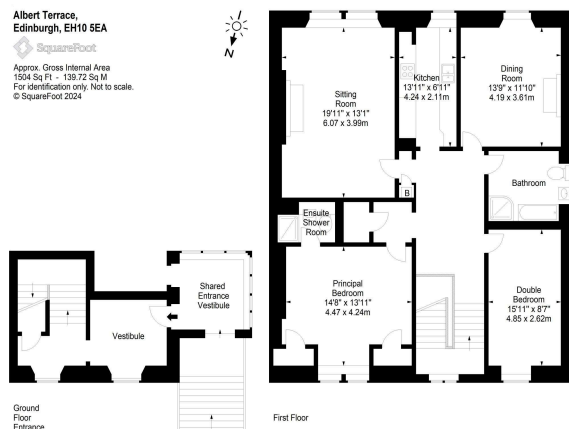


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|-----------------------|-----------------------------|
| Sitting room | 19'11 x 13'1 (6.07 x 3.99m) |
| Dining room/bedroom 3 | 13'9 x 11'10 (4.19 x 3.61m) |
| Kitchen | 13'11 x 6'11 (4.24 x 2.11m) |
| Bedroom 1 | 14'8 x 13'11 (4.47 x 4.24m) |
| Bedroom 2 | 15'11 x 8'7 (4.85 x 2.62m) |

Albert Terrace,
Edinburgh, EH10 5EA



Approx. Gross Internal Area
1504 Sq Ft - 139.72 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

