



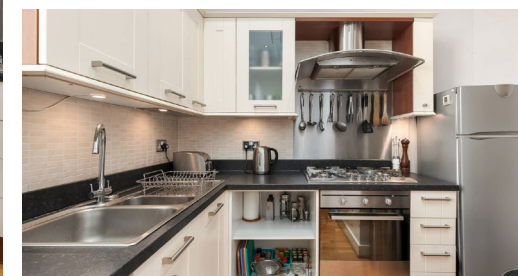
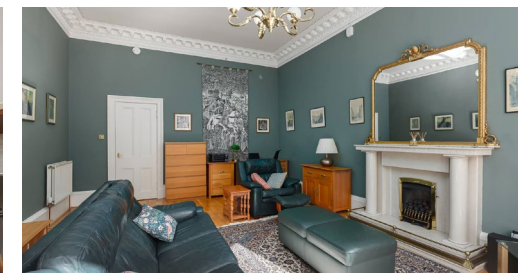
15/1 Blantyre Terrace,
Merchiston, Edinburgh, EH10 5AD

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry into attractive common stairwell.
- Reception hall with excellent storage.
- Stunning bay windowed living room with feature fire.
- Working window shutters & ornate cornicing.
- Modern fitted kitchen with appliances & breakfast bar with stools.
- Good sized double bedroom overlooking the rear of the property.
- Contemporary fitted bathroom with shower.
- Many original features.
- Communal storage cupboard with the stairwell.
- Permit & metered parking.



GENERAL DESCRIPTION

A fabulous bright and well-presented ground floor flat forming part of a beautiful Victorian terrace in the highly sought after residential district of Merchiston. The property is perfectly positioned in a quiet residential street with an excellent range of local amenities, cafes and specialist shops in Bruntsfield and Morningside practically on the doorstep. There is quick and easy access into Edinburgh City Centre and the property would make an ideal purchase for somebody downsizing and looking to stay in the area or professional person or couple.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

E.
APPROXIMATELY 1.3 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 9.2 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES.

LOCATION

Step outside and the Bruntsfield/Morningside area boasts a vibrant café culture with an embarrassment of bars, eateries, cafés and restaurants to suit all budgets and tastes as well as (reputedly) Scotland's oldest pub. With Waitrose, Marks & Spencer, Tesco and Sainsbury's supermarkets on hand, scandi bakeries, French cafes, Italian, Indian, Thai and Spanish restaurants, phenomenal breakfast and brunch stops, Scotland's best ice cream and many boutique and speciality shops, the area has everything you need for modern city living.

Bruntsfield Links and the Meadows offer an ancient tree lined 30 acre grass recreation area with an excellent kids' adventure park, pitch & putt golf course, tennis courts, and a great space to go for a run. For many, this is the best place from which to watch the Festival and New Year fireworks. In addition, Warrender Swim Centre offers a 25m pool, sauna and fully equipped gym just ten minutes away. The Fountain Park complex, Edinburgh Quay and Water of Leith walkway are close by and offer extensive leisure opportunities.

The property is two minutes' walk from the nearest bus stop to the city centre with many and frequent connections. The city centre itself is abundant with world famous historic and contemporary attractions. Connections from the city centre to the rest of the country by rail or road and the rest of the world by air are easy and well-advertised.

EXTRAS: ALL FITTED FLOORCOVERING, SOME LIGHT FITTINGS, WINDOW BLINDS AND BEDROOM CURTAINS. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED FIVE BURNER GAS HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, TWO BAR STOOLS, AUTOMATIC WASHING MACHINE AND TUMBLE DRYER.



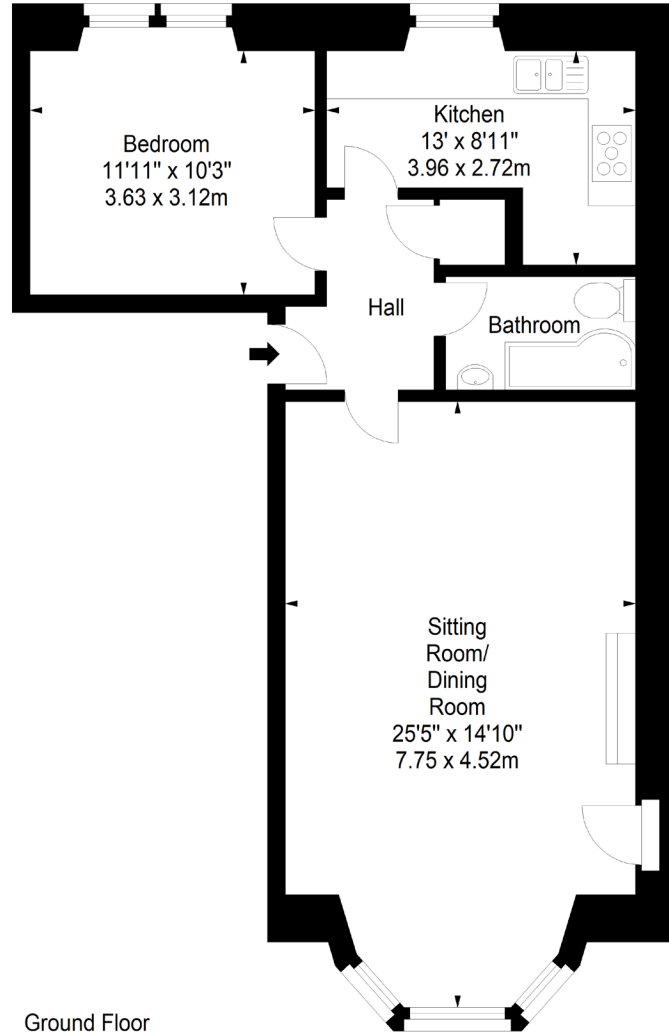


**ENERGY PERFORMANCE
CERTIFICATE RATING D**

**Blantyre Terrace,
Edinburgh,
Midlothian, EH10 5AD**



Approx. Gross Internal Area
685 Sq Ft - 63.64 Sq M
For identification only. Not to scale.
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.