



13 (1F1) Rochester Terrace

Edinburgh, EH10 5AB



3



1



2



106sqm

EPC

C

AS Anderson
Strathern

13 (1F1) Rochester Terrace Edinburgh, EH10 5AB

This well-proportioned first floor flat forms part of a traditional stone-built tenement and offers spacious, adaptable accommodation arranged over a single level. Extending to approximately 106sqm, the property benefits from generous room sizes and period proportions, combined with a practical layout that is suited to modern living requirements.

The property is entered via an inviting entrance hall which provides direct access to all main rooms and includes useful storage. The living room is a comfortable and well-proportioned main reception space, enjoying good natural light and offering ample room for both everyday living and entertaining. The kitchen dining room is generously sized and thoughtfully arranged, providing space for a dining table and making it particularly suited to daily use and informal dining.

There are three airy bedrooms, offering flexibility to suit a range of needs. The principal bedroom is particularly spacious and benefits from built-in storage, along with a private en suite shower room. The additional bedrooms are well suited to family living and may be used as guest rooms or home office space, depending on individual requirements. A modern family bathroom serves the remaining bedrooms, providing practical and convenient facilities for everyday use.

Externally, the property benefits from access to shared communal garden ground to the rear of the building. The garden provides useful outdoor space for residents and is enclosed by established boundaries. The shared stair and communal areas are well maintained, with a secure entry system serving the building.

Property features

- First floor flat
- Traditional stone tenement
- Spacious living room
- Kitchen with dining space
- Principal bedroom with en suite
- Traditional detailing
- Resident parking
- Gas central heating
- Communal rear garden

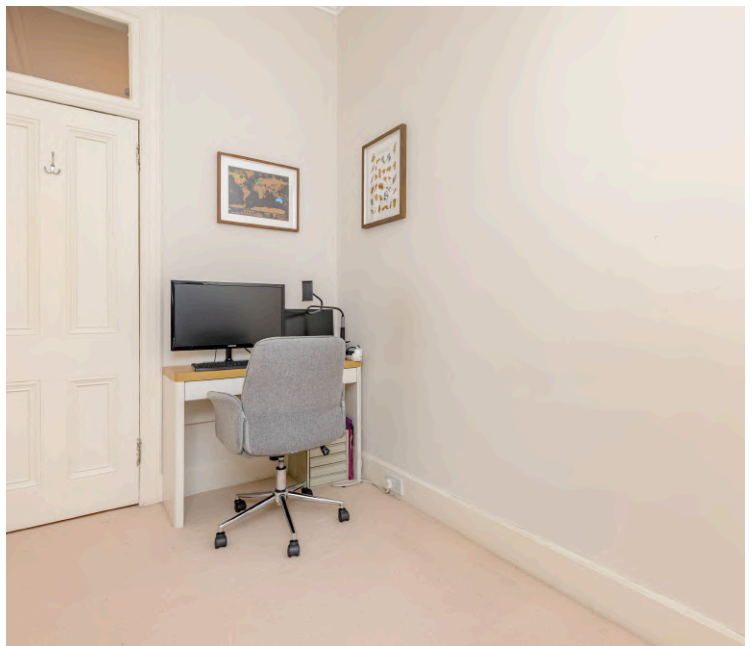


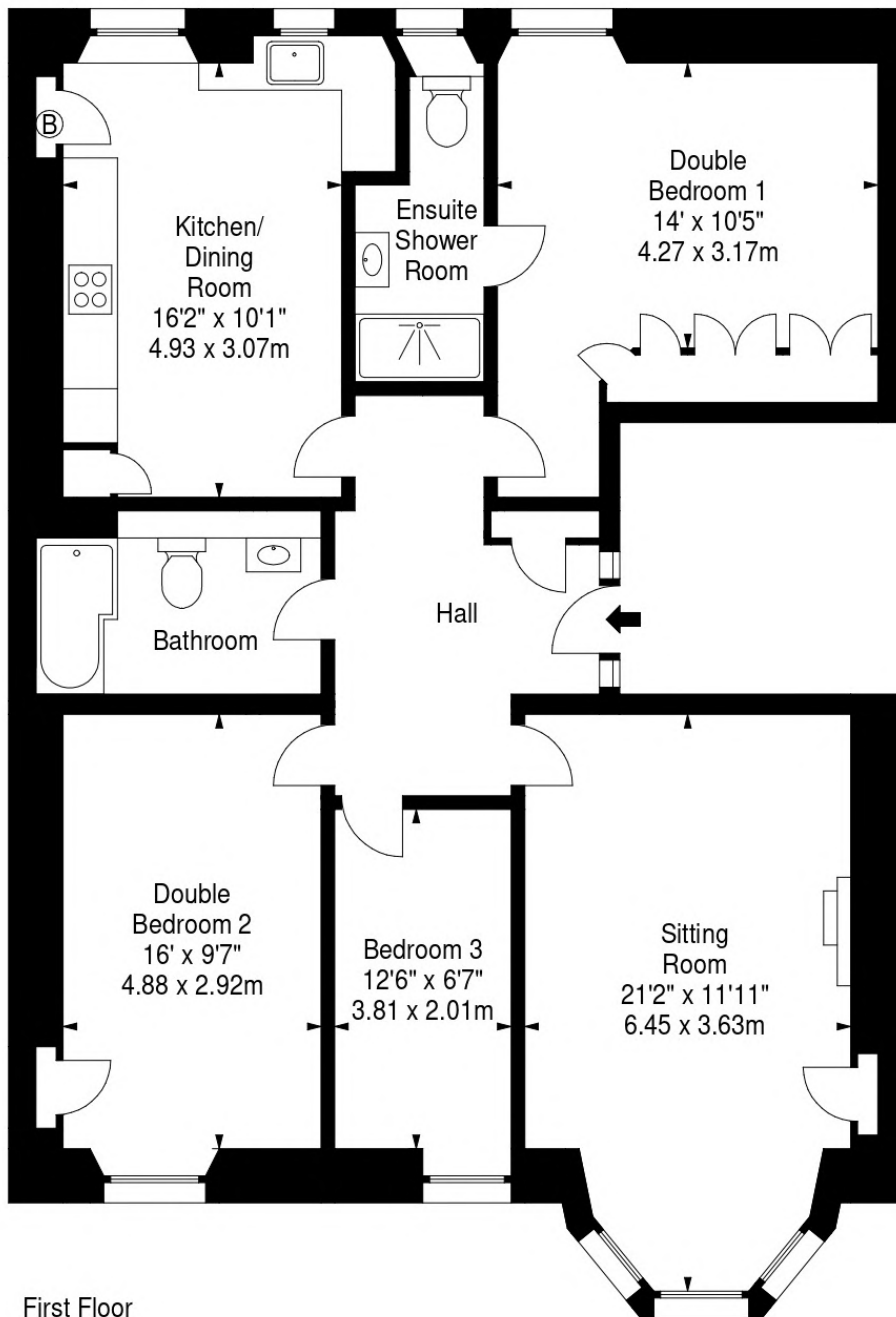




Location

Morningside is one of Edinburgh's most sought after residential districts and lies approximately 2 miles to the south of the city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and an Marks & Spencer Food Hall and Waitrose Supermarket on Morningside Road. Morningside is also well situated for Edinburgh University and Napier University. Recreational spaces in the area include the Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt. Edinburgh city centre can be reached on foot in under 25 minutes and there is an excellent range of bus services on Morningside Road.





Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems, or services.

Council Tax band E

There is a shared stair bank account, to which all owners contribute approximately £200 per annum. This fund is used to cover stair cleaning, gardening, and minor maintenance works.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk