



49 Eltringham Terrace, Edinburgh, EH14 1RZ

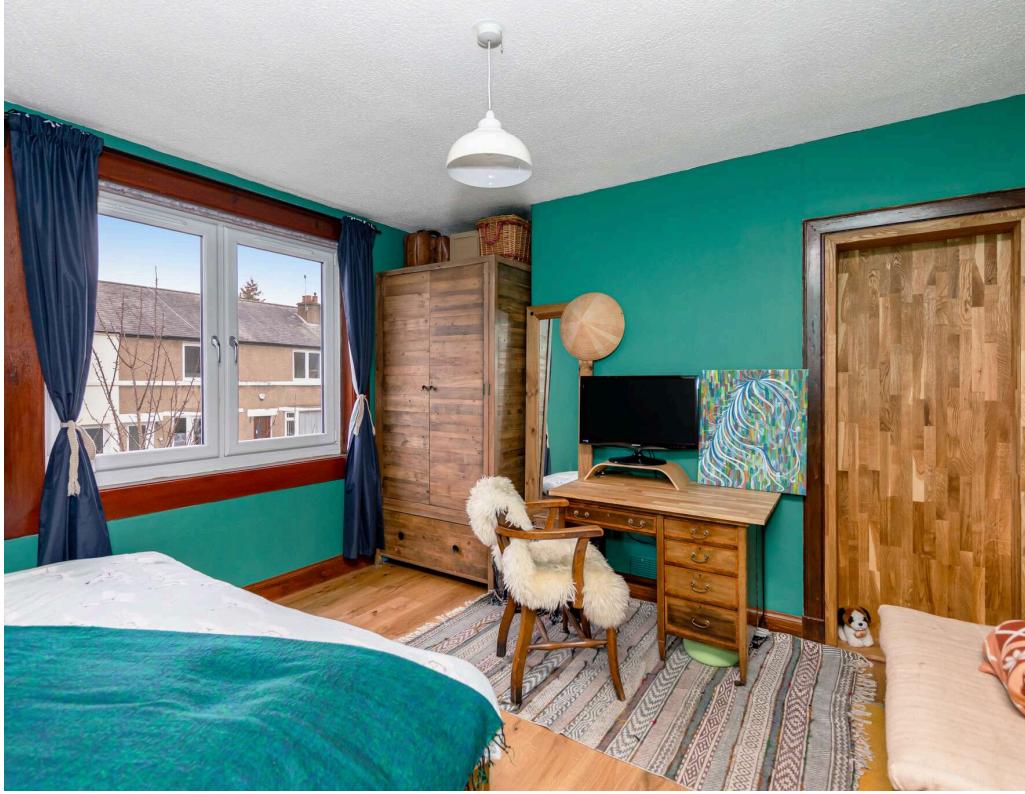


Welcome

Welcome to 49 Eltringham Terrace, this well-proportioned two bedroom end of terrace property offers bright and spacious accommodation with beautiful gardens to the front and to the rear, along with useful space to the side along with a gated driveway. The property is conveniently located in the Chesser area of Edinburgh lying to the West of the city close to an abundance of local amenities, leisure opportunities and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.



- Entrance hallway
- Front facing living room featuring a wood burning stove
- Dining room with the flexibility to be used as an additional bedroom
- Modern fully fitted kitchen featuring solid oak cabinets, granite worktop, integrated appliances (dishwasher, washer/dryer, oven, hob, fridge/freezer) and door leading into the back garden.
- Two double bedrooms with ample space and lots of natural light
- Bathroom comprising WC, wash hand basin and bath with shower over
- Mature private gardens to the front and back featuring raised beds, a stylish greenhouse, pergolas, and stone patio area
- Attic storage accessed by a fixed ladder
- Gas central heating (boiler located in the attic)
- Double glazing throughout
- Gated driveway with further on street parking available
- Planning approved (now Lapsed) for an extension (05/04708/EXT)



Chessier

Eltringham Terrace forms part of the popular residential area of Chessier which is situated approximately three miles west of Edinburgh city centre. An excellent selection of shops and cafes can be found in the immediate vicinity including M&S Food Hall, Costa Coffee, Aldi and a 24 hour Asda superstore. There are a good range of leisure opportunities in the surrounding area including lovely walks along the Union Canal and the Water of Leith, Saughton Park and Walled Garden, Carrick Knowe Golf Course, Nuffield Fitness, Murrayfield Stadium and the O2 Academy at the Corn Exchange. Excellent bus and tram services link the city centre and surrounding area and the City Bypass is close at hand, giving access to central Scotland's main motorway network.

Extras

All fitted floor coverings, light fittings, blinds and curtains, together with the integrated kitchen appliances, are included in the sale. Additional items may be available by separate negotiation.

Get in touch

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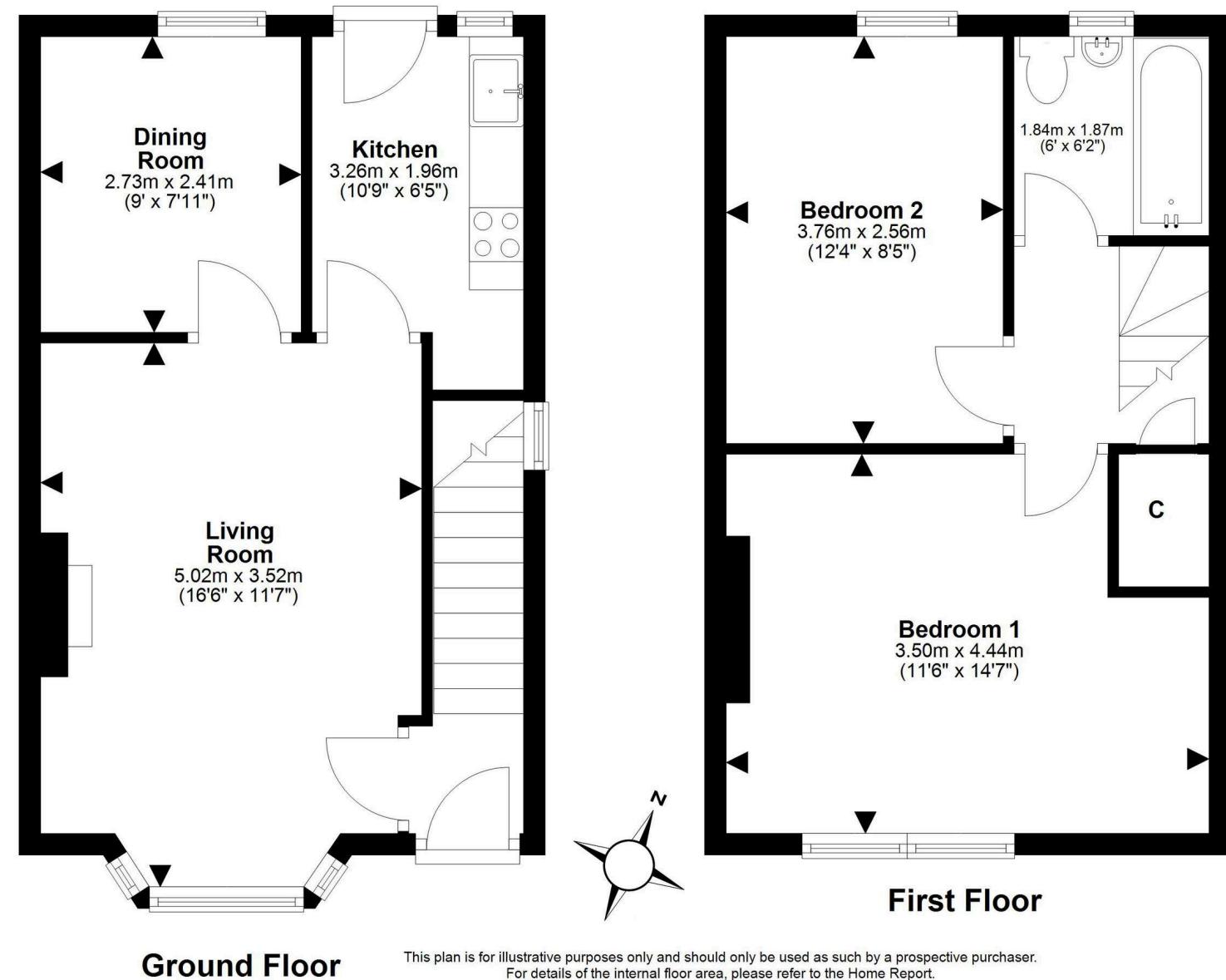
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Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.