

COULTERS[©]

21 SOUTH GILLSLAND ROAD

MERCHISTON, EDINBURGH, EH10 5DE

 5 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Rarely available to the market, 21 South Gilsland Road is a substantial stone-built family home, occupying a particularly desirable position within the highly sought-after Merchiston district. Arranged over three floors and extending to approximately 3,293 sq ft, this impressive property offers generous proportions, excellent natural light and a wealth of original period features, together creating a home of considerable character and potential.

KEY FEATURES



Substantial Victorian terraced house on a leafy street.



Versatile layout with five double bedrooms.



A delightful enclosed private garden plus access to Merchiston Gardens park.



Permit parking available.



Located in the sought after area of Merchiston.



Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - G



Predominantly east and west facing, the accommodation enjoys an abundance of natural light throughout the day, while the elevated position affords attractive views towards the Pentland Hills from the upper floors.

The property retains many of the features synonymous with Edinburgh's traditional architecture, including elegant bay windows, high ceilings, ornate cornicing, decorative fireplaces, fine timber flooring and panelled doors. A particularly striking feature is the grand traditional staircase, which rises through the heart of the house beneath an impressive glazed cupola, flooding the central stairwell with natural light. The ground floor is centred around a welcoming entrance hall and vestibule, with a fine sitting room overlooking the front garden, an elegant dining room and a well-appointed kitchen with space for dining. A useful pantry and separate utility room provide excellent practical storage. A useful pantry and separate utility room provide excellent practical storage. Off the kitchen, up a short flight of stairs is a large study, ideal for home working.



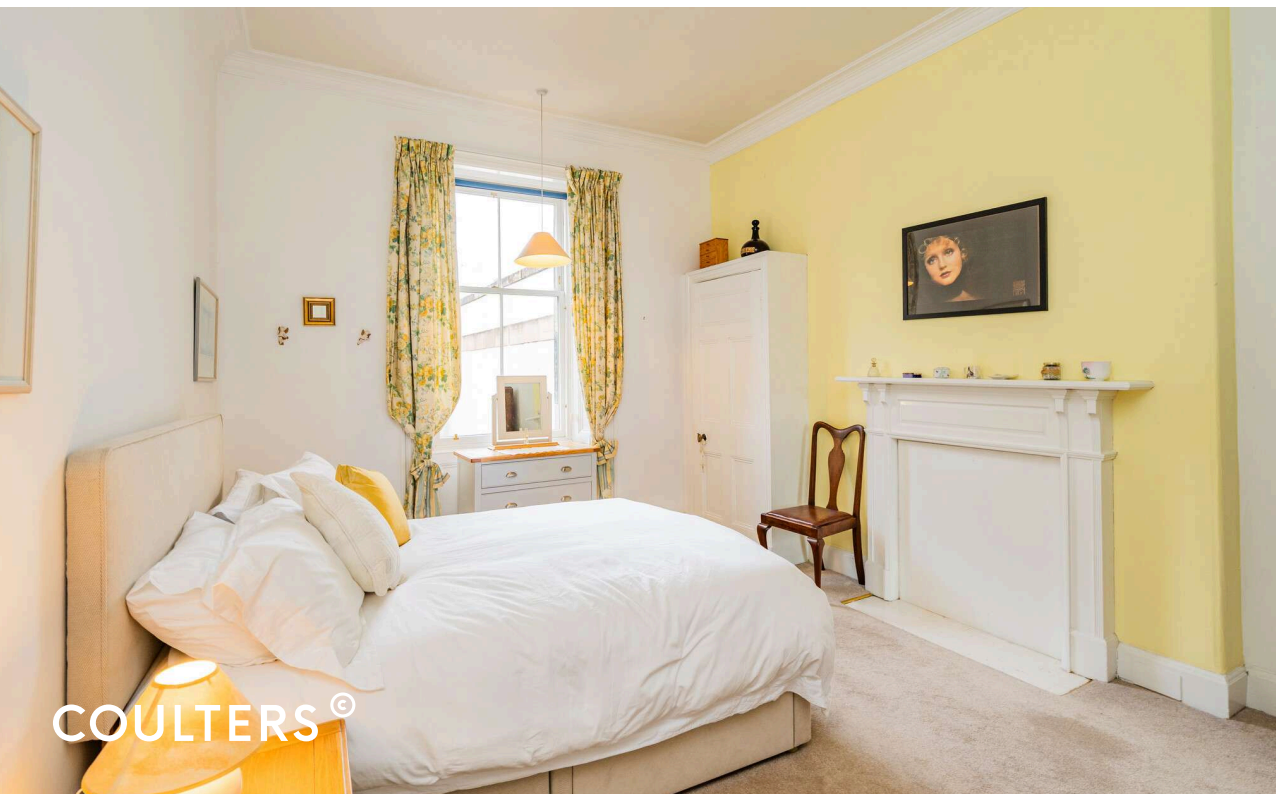


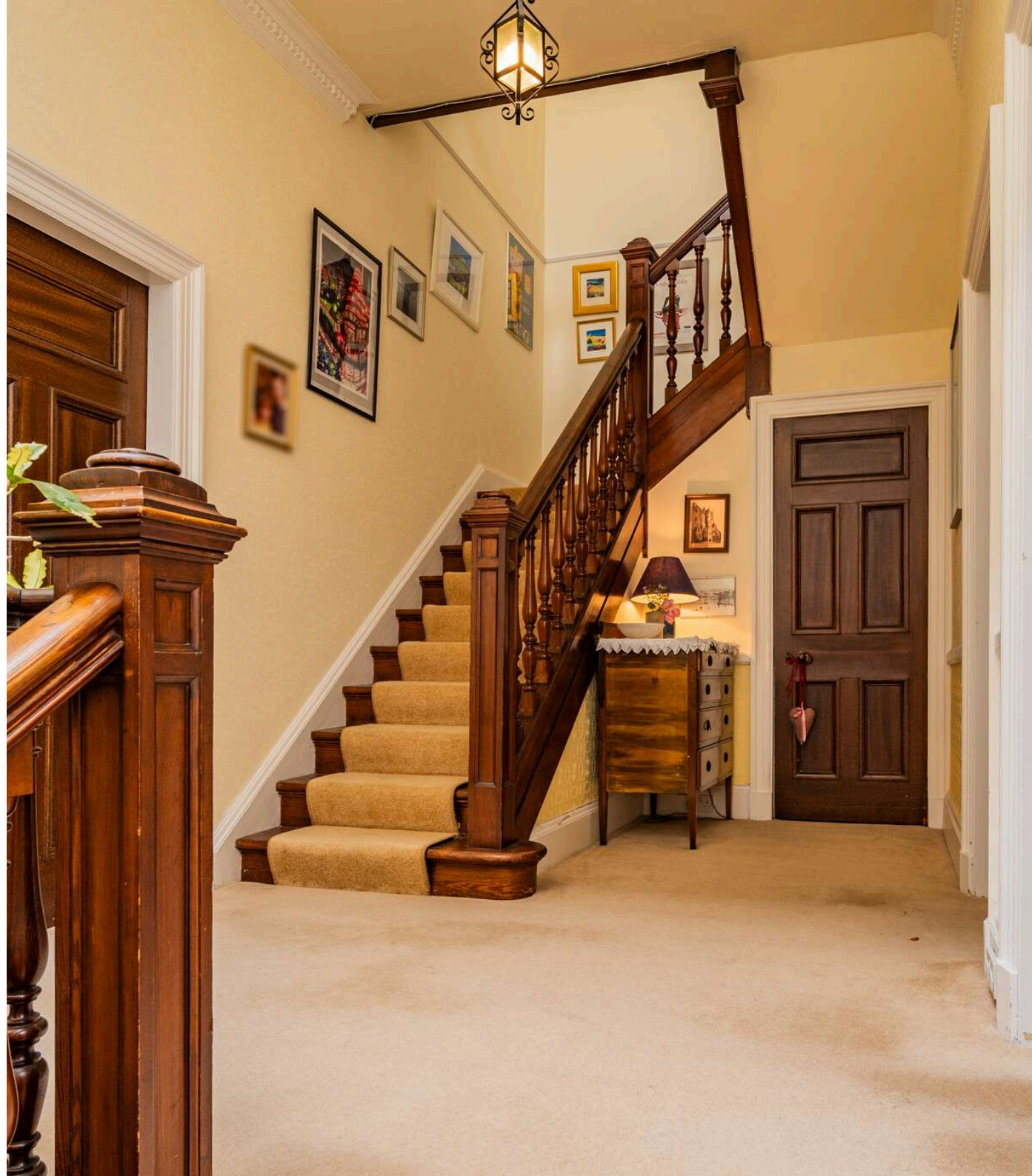
MORE INFORMATION

The first floor also accommodates two spacious double bedrooms, together with a family bathroom and a versatile family room. The second floor continues to provide excellent flexibility, with three further double bedrooms and a second bathroom, creating a particularly impressive five-bedroom family home. The upper floors also benefit from attractive aspects, with the elevated position and balcony allowing views towards the Pentland Hills.

Externally, the property benefits from a beautiful, mature walled rear garden which is wonderfully sheltered and private. A generous area of lawn is complemented by established borders, mature planting and a number of patio areas, providing plenty of space for outdoor dining, entertaining and relaxing. A charming summerhouse adds further versatility and makes an appealing retreat within the garden. To the front, the enclosed garden provides an attractive approach to the property. The property also benefits from access to the large Merchiston Gardens Pleasure Grounds, available by payment of an annual fee, providing an exceptional additional amenity in such a central city location.

The property is heated by gas central heating and permit parking is available on the street.









THE LOCAL AREA

This property is located in the highly desirable residential area of Merchiston. A leafy and picturesque location, it is in walking distance of superb amenities at Morningside and Bruntsfield. Wonderful cafes, restaurants and independent retailers sit alongside convenience stores such as Sainsbury's Local and Tesco Metro. There is a Waitrose supermarket in Morningside and a Marks and Spencer Simply Food. The open green spaces of Harrison Park, Bruntsfield Links, and The Meadows are all close by and Blackford Hill and the Hermitage of Braid are within a few minutes' drive. Recreational amenities nearby include the famous Dominion Cinema, Church Hill Theatre, Fountain Park with its gym, cinema and well-known restaurants, and golf courses such as Braid Hills and Merchants of Edinburgh. The property is in the catchment areas for Bruntsfield Primary School, St. Cuthbert's RC Primary School, Boroughmuir High School and St. Augustine's RC High School. Highly regarded Edinburgh private schools are nearby, with George Watson's College right on the doorstep. It is also an ideal location for Napier and Edinburgh Universities. Regular bus services take you into the city centre in approximately fifteen minutes, the City Bypass connecting to the motorway network is in easy reach and Edinburgh International Airport is also just a twenty minute drive.



EXTRAS

The summerhouse, shed, light fittings, fitted flooring, curtains, blinds, large mirror in the Family Room and integrated kitchen appliances are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £1,250,000



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3,509 SQ FT / 326 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.