

Turpie
&Co



14A



Glengyle Terrace, Edinburgh, EH3 9LN

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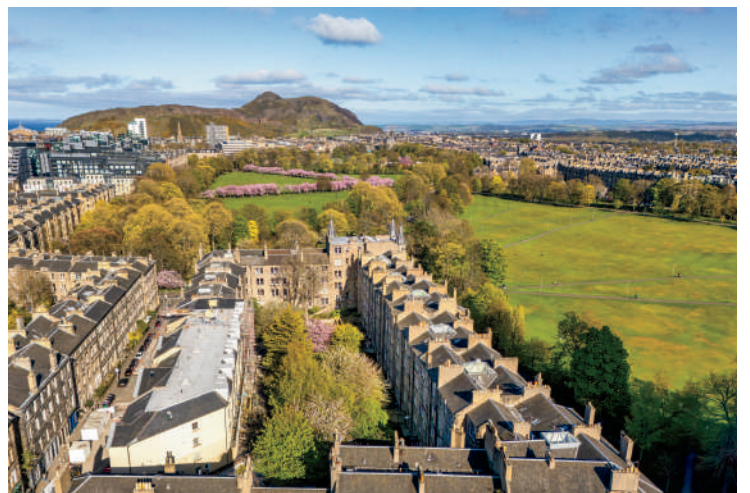
A distinguished south-facing garden flat, gracefully positioned on the edge of Bruntsfield Links, this exceptional residence combines timeless charm with contemporary refinement. Featuring real wood flooring and generously proportioned interiors, the property presents an effortless standard of modern living in a highly sought-after setting, ideally suited to professionals, retirees, and families alike.

Sandstone steps descend to a spacious, light-filled private courtyard, complete with a convenient built-in storeroom beneath. The entrance opens into a practical vestibule, leading onward to a welcoming hallway. Along the corridor, a well-appointed shower room, separate guest WC, utility cupboard, and additional storage provide both comfort and convenience.

Flanking the hallway are two beautifully presented en-suite bedrooms, each bathed in natural light from their south-facing windows and benefitting from generous walk-in storage. To the rear, the spacious living room offers a tranquil outlook over the private garden through the large windows, creating a bright and relaxing living space. Adjacent to the living room lies the contemporary kitchen, thoughtfully designed with a breakfast island and elegant quartz worktops. The kitchen flows seamlessly into the adjoining dining room.

What's special about this house

- Beautifully presented residence combining timeless charm with contemporary refinement.
- Spacious living room offering a tranquil outlook over the private garden. From here, access is provided to a versatile box room or study, which offers potential for reconfiguration - subject to the appropriate consents - to connect directly with the hallway.
- Contemporary kitchen equipped with integrated appliances, including a full-size dishwasher, American-style fridge freezer, and AEG oven, hob, and extractor.
- Flexible dining room that could easily be reinstated as a third bedroom if desired.
- Two beautifully presented en-suite bedrooms. The principal bedroom boasts a substantial en-suite with WC, double sink, bathtub, and separate shower.
- Fully enclosed, and low maintenance garden, which enjoys the benefit of evening sun - a perfect place for al-fresco dining, entertaining or simply relaxing after a long day. The south-facing courtyard enjoys sunlight for much of the day, creating a delightful outdoor retreat.



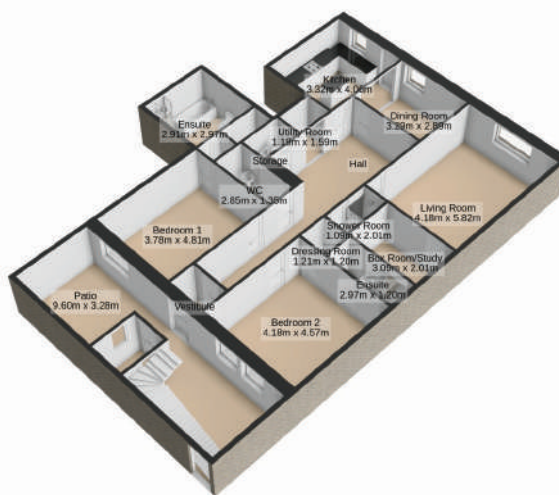
Location and Amenities

- The area boasts an exceptional array of amenities, including independent shops, cafés, restaurants, bars, theatres, cinemas, and leisure facilities.
- Directly opposite lies the expansive green space of Bruntsfield Links and the Meadows, offering recreational facilities such as pitch and putt, tennis courts, and children's play areas.
- The location is also renowned for its excellent educational provision, with highly regarded schools including James Gillespie's Primary and High School, George Watson's College, and George Heriot's school, alongside universities within easy reach.
- Edinburgh Waverly Railway Station is a ten-minute drive.

Extras

All floor coverings (excluding rugs), light fittings, blinds, curtains, oven/hob, dishwasher, washing machine, fridge/freezer, garden furniture (not patio), gas BBQ, leaf blower and electric fire included

Home Report valuation	£680,000
Internal floor area	145m ²
School catchment	Tollcross Primary School James Gillespie's High School
Council tax band	D
EPC rating	C
Train station	Edinburgh Waverly (1.4 miles)



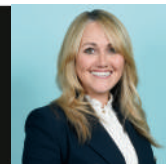
Dimensions

Living Room	5.82 x 4.18m
Kitchen	4.06 x 3.32m
Dining Room	3.29 x 2.89m
Utility Room	1.59 x 1.19m
Box Room/Study	3.09 x 2.01m
Bedroom 1	4.81 x 3.78m
Ensuite	2.97 x 2.91m
Bedroom 2	4.57 x 4.18m
Ensuite	2.97 x 1.20m
Shower Room	2.01 x 1.09m
WC	2.85 x 1.35m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Gillian Greenwell
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.