

18 (flat 1) Lonsdale Terrace, Marchmont, Edinburgh, EH3 9HL



### Description

18 (flat 1) Lonsdale Terrace is an elegant period property quietly situated at the end of one of Edinburgh's most sought after addresses, occupying a prime cul-de-sac position on the western edge of The Meadows. This charming Victorian terrace is renowned for its handsome period architecture, generous proportions and outstanding views across the parkland yet is moments from the vibrant neighbourhoods of Marchmont, Bruntsfield and the City Centre, with an exceptional selection of independent cafés, restaurants, boutiques and cultural attractions all within walking distance.. This fabulous home benefits from carefully considered interior specification having been meticulously renovated to the highest standard by the current owner whilst sympathetically retaining lovely period features which includes ornate cornicing, sanded floorboards and working shutters enhanced by high ceilings and tall windows which ensure a great feeling of light and space.

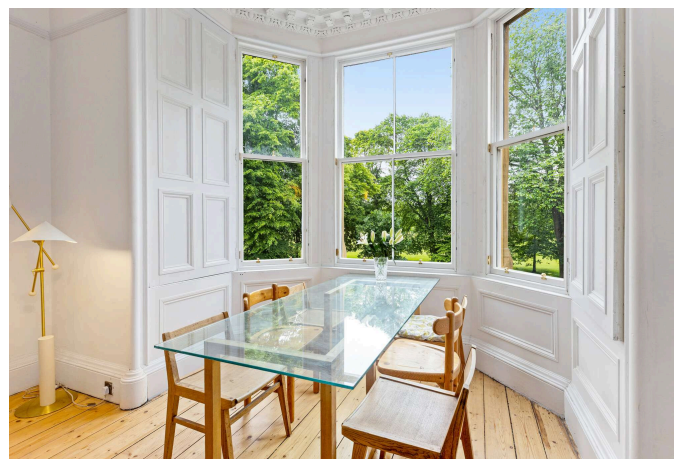
### Features

- Magnificent first floor apartment in highly sought after location
- Leafy cul-de-sac setting with south-facing orientation flooding the principal rooms with natural sunlight
- Excellent transport links whilst being in walking distance to Edinburgh city centre
- Close to restaurants, cafés, financial district and cultural attractions
- Generous traditional proportions with high spec interior and period character
- Bespoke, gourmet kitchen, featuring premium solid granite worktops, cabinetry, and integrated appliances
- Utility cupboard
- Four double bedrooms
- Two high quality bathroom suites with contemporary finishes
- Eco Combination Boiler gas heating system & upgraded timber double glazing

EPC Rating: C

### Extras

The fitted carpets, Rangemaster cooker, dishwasher, washing machine and fridge/freezer are included.



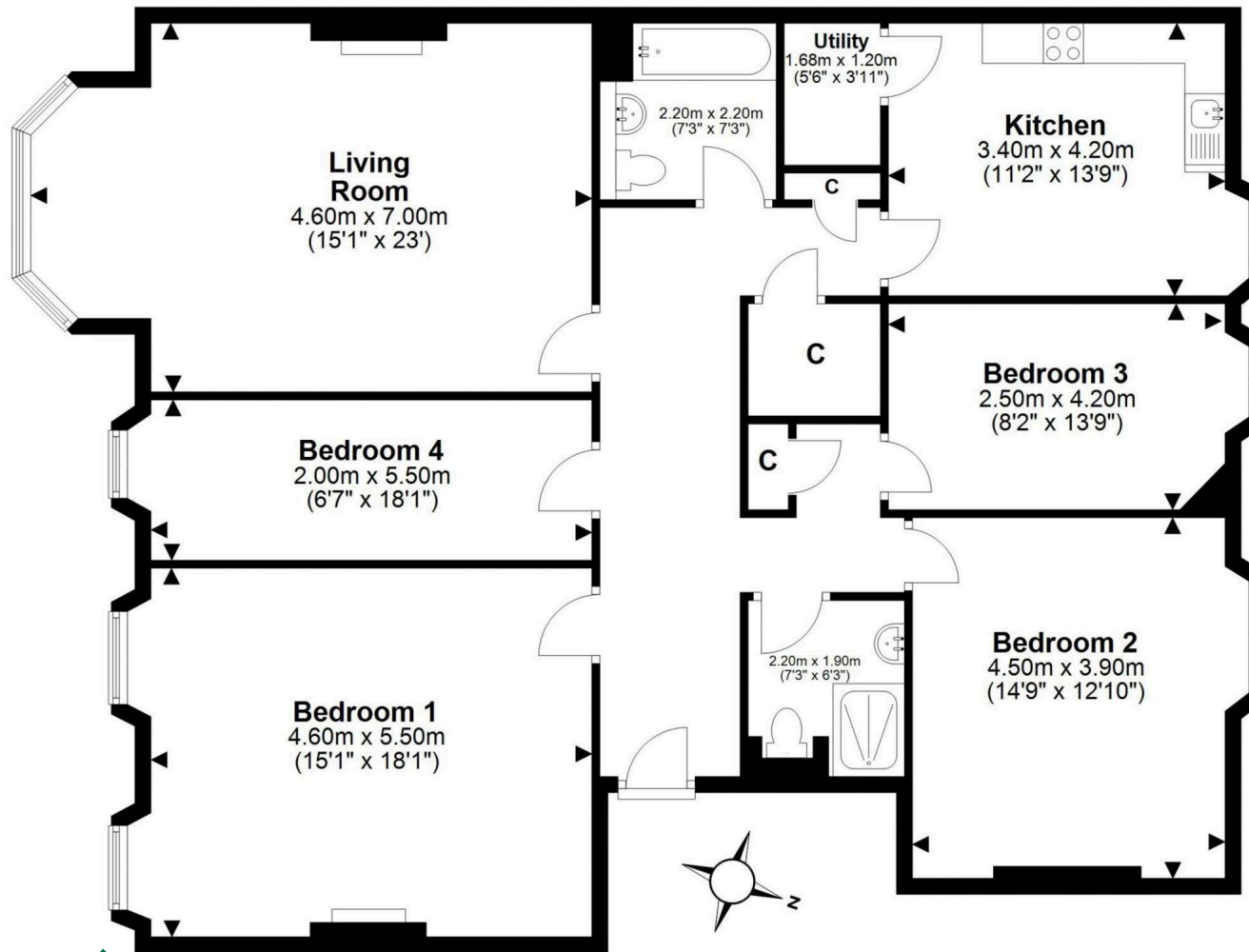
## Location

Located on the south side of Edinburgh's City Centre, Lonsdale Terrace is situated in the heart of The Meadows, which is renowned for its attractive outdoor space and eclectic range of independent shops, restaurants, artisan cafes and cosmopolitan bars. The property is immediately adjacent to The Meadows, approximately 60 acres of extensive green, leafy outdoor space popular for picnics and features a cricket square, putt golf course, tennis courts and a bowling green. It is also in the school catchment for James Gillespie's High School and St Thomas of Aquin's RC High School and is ideally placed for some of the capital's most prestigious independent schools, including George Heriots, and George Watsons. It's also a short walk to the city's iconic Arthur's Seat, the highest point in Holyrood Park, popular with walkers and runners. In the immediate area is Tollcross with its selection of shops and restaurants whilst cosmopolitan Marchmont and Bruntsfield are within easy walking distance, both offering a varied choice of independent bars, restaurants, cafes and boutiques. The property is ideally positioned to take advantage of the Kings, Lyceum and Traverse theatres; Usher Hall, National Art Galleries, Edinburgh's world renowned International, Film and Fringe Festivals and Hogmanay celebrations. Lonsdale Terrace boasts easy access to the city's bus and tram services, Haymarket and Waverley Stations, the city by-pass, Edinburgh International Airport and Central Scotland's Motorway Network (M8, M9, M90 and the Queensferry Crossing).

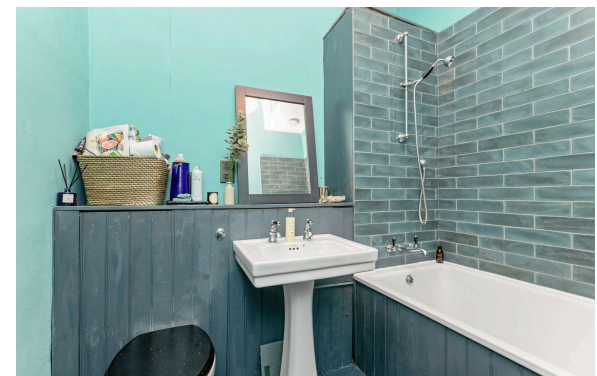
## Price and Viewing

For price and viewing information, contact us on 0131 557 3188.





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.



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