

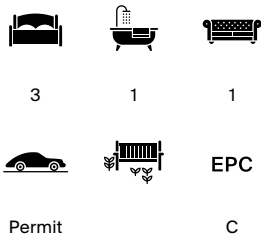


ROCHESTER TERRACE

Edinburgh, EH10

A RARELY AVAILABLE MAIN-DOOR APARTMENT WITH SHARED GARDEN

Set within the sought-after Merchiston area.



Local Authority: The City of Edinburgh Council

Council Tax band: D

Tenure: Freehold

Offers Over: £395,000



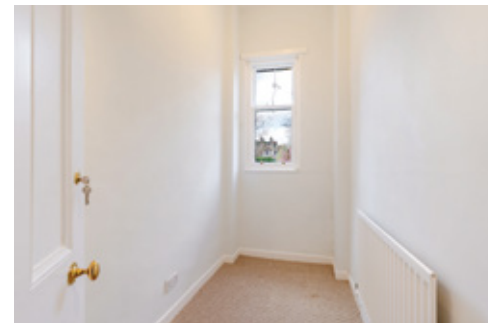


DESCRIPTION

Occupying a sought-after position on Rochester Terrace in the heart of Merchiston, this main-door apartment offers flexible accommodation together with an excellent opportunity for a purchaser to put their own stamp on a home within a well-established Edinburgh location.

Accessed via its own private main-door entrance, the property retains elements of traditional Edinburgh character and is arranged to provide practical, well-balanced accommodation. The principal reception room is positioned to the front of the apartment and benefits from good natural light, while three bedrooms are located to the rear, enjoying a quieter aspect and offering flexible space suitable for home working, guest accommodation or family use.

The kitchen is centrally located within the property and, while functional, offers clear scope for upgrading to suit a purchaser's individual requirements. The shower room offers a modern and well presented finish.





A particularly appealing feature is the well-maintained shared rear garden, providing a peaceful green outlook and valuable outdoor space.

Rochester Terrace is conveniently positioned for access to the amenities of Morningside and Bruntsfield, excellent public transport links, and the open spaces of The Meadows. The property will appeal to a range of purchasers including owner-occupiers and investors seeking a well-located main-door apartment with clear potential in a popular Edinburgh neighbourhood.

LOCATION

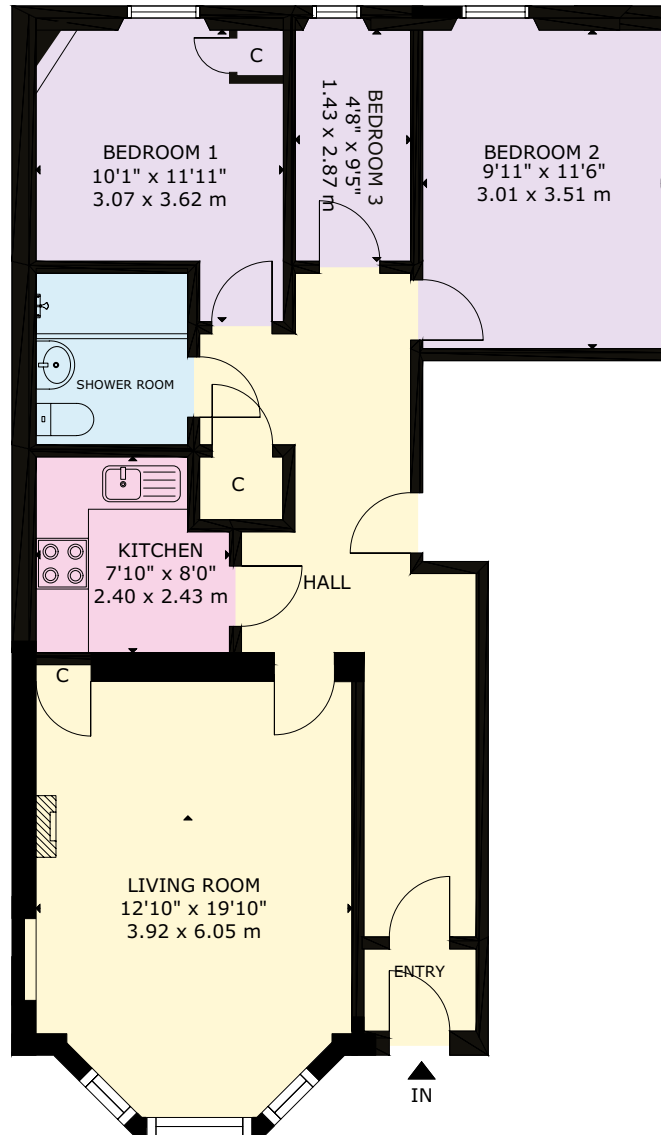
Merchiston is a highly sought-after and well-established residential area of Edinburgh, valued for its attractive period properties, leafy streets, and tranquil atmosphere, while remaining conveniently close to the city centre. Rochester Terrace lies in a particularly appealing position, offering easy access to the open green spaces of The Meadows, which are ideal for walking, running, and outdoor recreation.

The area is well served by a wide range of local amenities, including an excellent selection of independent cafés, restaurants, bars, and specialist shops in nearby Morningside and Bruntsfield. There are strong schooling options at both primary and secondary levels, with the property well placed for a number of highly regarded local state schools, as well as being conveniently located for George Watson's College, Merchiston Castle School, and Edinburgh Napier University.

Excellent public transport links provide swift access to the city centre and beyond, while the location also allows for comfortable walking or cycling to Edinburgh's financial district, universities, and cultural attractions. The combination of green space, architectural character, and city convenience makes Merchiston an enduringly popular choice for a wide range of buyers.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

Approximate Gross Internal Area
838 sq ft / 78 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted
to tell you more.

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