



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

10/3 GLADSTONE TERRACE

MARCHMONT, EDINBURGH
EH9 1LU



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VIEWINGS: BY APPOINTMENT
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Property Summary

Set within Marchmont's conservation area, just a short stroll from The Meadows and the vibrant amenities of Newington, this spacious two-bedroom first-floor flat enjoys a prime central address served by controlled on-street parking. Forming part of a traditional tenement with a large shared garden, the property offers bright, generously proportioned interiors with high ceilings and retained period detail. The accommodation comprises an elegant living room with storage, a modern dining kitchen, two double bedrooms (including a principal with fitted storage and a second quietly positioned to the rear), a shower room, and a conveniently separate WC.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

Features

- Spacious first-floor tenement flat in Edinburgh's desirable Southside
- Set within a conservation area close to The Meadows
- Bright interiors retaining period character
- Secure entry system and communal stairs
- Welcoming entrance hall with storage
- Elegant living room with storage
- Modern dining kitchen
- Two double bedrooms (principal with fitted storage)
- Shower room and separate WC
- Generous shared garden
- On-street parking (Controlled Parking Zone 7)
- Gas central heating and double glazing
- Home report value - £400,000





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Elegant living room with a traditional-style fireplace & storage and a modern dining kitchen





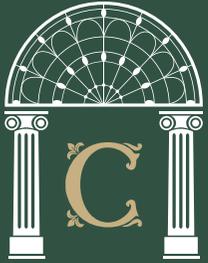


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Two double bedrooms (principal with fitted storage) & shower room and separate WC







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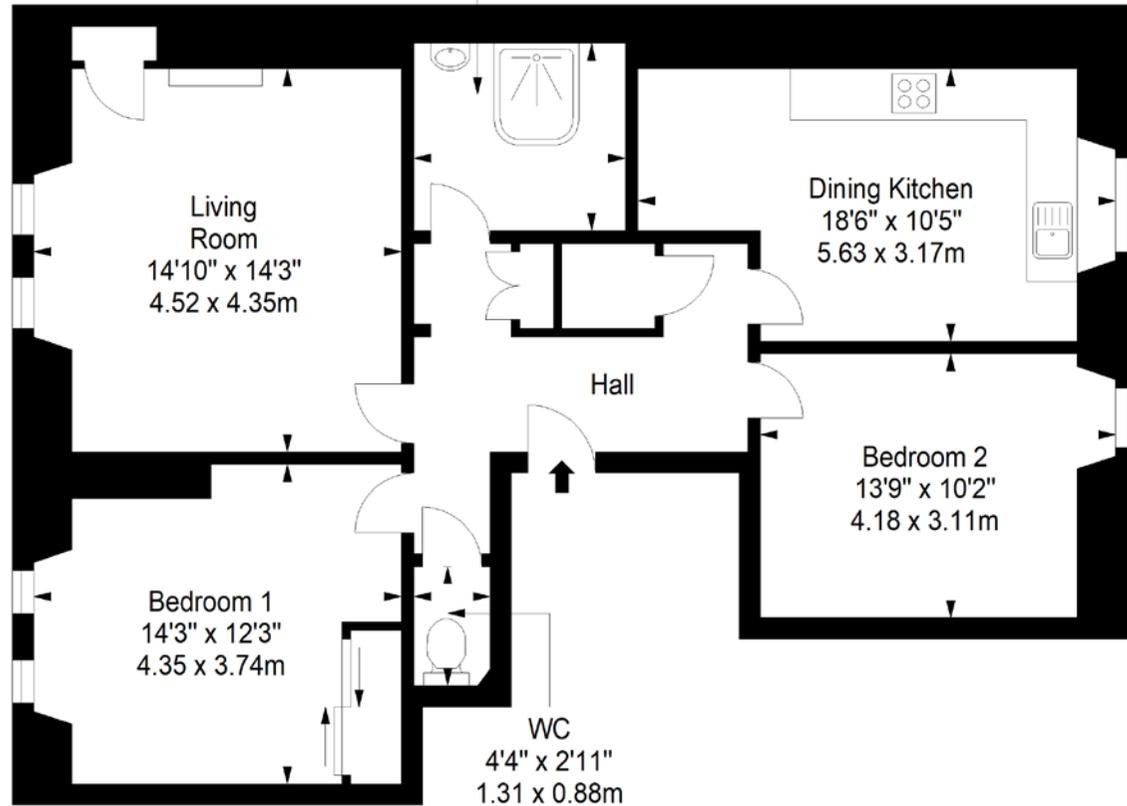
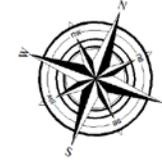
DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of 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. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

First Floor

Approx. 83.1 sq. metres (894.5 sq. feet)

Shower Room
8'3" x 7'2"
2.51 x 2.19m



Total area: approx. 83.1 sq. metres (894.5 sq. feet)