





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

PF2 17 Melville Terrace

EDINBURGH, EH9 1LY







EDINBURGH, EH9 1LY

Area

Marchmont is one of Edinburgh's most sought after residential areas due to its open green spaces and close proximity to the city centre. local amenities are excellent, including many bars, restaurants and boutique shops. There is good local shopping in both Marchmont and nearby Newington, Bruntsfield and Morningside, and a regular bus service provides easy access to the city centre. Edinburgh University is also extremely close with both central and King's campuses being within a short walk. The Meadows are on the doorstep and offer great outdoor space that can be enjoyed all year round. Primary and Secondary schooling is available nearby. James Gillespie's High School is within walking distance, with private schooling at George Watson's college, George heriot's and Merchiston castle all within easy reach. Public and private golf courses and tennis courts are in the immediate vicinity. The area is well situated for ease of access to Edinburgh international airport and the motorway links north and South.












PF2 / 17 MELVILLE TERRACE

Property

This desirable two-bed ground floor flat is situated in a prime residential location in Edinburgh's affluent Marchmont area. The property is in excellent condition, well-proportioned and would be an ideal purchase for any professionals or premium 'buy to let' investor for short or long term rentals. The property is entered from the communal stair on the ground floor, on entering, the hallway provides access to all the rooms and has storage for the washing machine and tumble drier. A well-proportioned lounge/diner to the front of the property has two sash and case windows overlooking the meadows with additional period features including ornate cornice, feature fireplace and ample space for living and entertaining. The walk-in cupboard can be accessed from both the hallway and living room and is a welcomed addition to the room. A Modern fully equipped kitchen hosts a range of floor and wall mounted units, timber worktops, electric induction hob, extractor hood, electric oven, integrated fridge and dishwasher. Two double bedrooms to the rear, both provide ample space for free-standing furniture arrangements. The fresh modern shower room with three piece suite, mains shower, WC and wash hand basin complete the rooms. Externally, there's a communal drying green to the rear and a private paved garden to the front. Plenty of permit and on-street parking is also available to accommodate for residents and visitors alike. It's worth noting the property further benefits from gas central heating and is currently used as a short term holiday rental, registered for business and pays business rates. Should you wish to use the property as a private residence, it can be returned to the appropriate council tax band with ease.















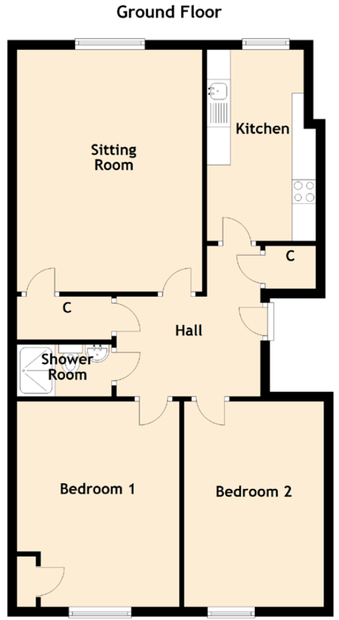






SPECIFICATIONS

FLOOR PLAN & LOCATION



Approximate Dimensions
(Taken from the widest point)

Sitting Room	5.11m (16'9") x 3.91m (12'10")
Kitchen	4.04m (13'3") x 2.30m (7'7")
Bedroom 1	4.34m (14'3") x 3.43m (11'3")
Bedroom 2	4.34m (14'3") x 2.95m (9'8")
Shower Room	2.00m (6'7") x 1.10m (3'7")

Gross internal floor area (m^2) : 80m^2 // EPC Rating : D

Extras (Included in the sale) : All fixtures, fittings and floor coverings. White goods and appliances. Please note, other items may be sold separately through negotiation.

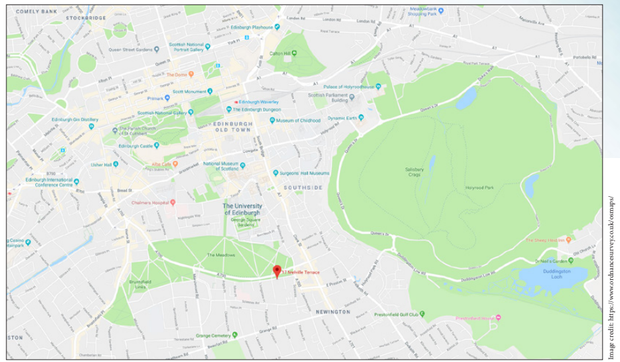


Image credit: https://www.edinburghcastle.scot/images/



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



Text and description
GARY WALES
Surveyor



Layout graphics and design
EAMONN MULLANE
Designer