





McEwan Fraser Legal

Solicitors & Estate Agents

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15/6 Gladstone Terrace

EDINBURGH, EH9 1LS

THE AREA MARCHMONT

Marchmont is a highly desirable district lying to the south of the city centre between two equally sought-after districts, Sciennes and Bruntsfield. It offers a variety of local amenities, convenience shops and services including a hairdresser, doctors, dentists, chemists, cafes, fast food outlets, independent wine merchants and popular restaurants. Further specialist shops are within easy reach at the neighbouring areas of Bruntsfield and Newington. Edinburgh Castle and Princes Street can also be found within a twenty-minute walk of the property.

Because of these facilities and location, Marchmont is a very sought after area for young professionals, students and families, there are excellent state primary and secondary schools in the area, as well as private schools. The property is a short walk from the Meadows and Bruntsfield Links where you will find children's playgrounds, tennis courts, a short hole golf course and cricket pitches.

Excellent walks can be found on the nearby Blackford Hill, the Hermitage of Braid and Holyrood Park. The Warrender Swim Centre is a short walk away and the Meadows are perfect for jogging and other leisure activities.

There are three regular bus services running through Marchmont going to the city, Morningside shopping area and the Royal Infirmary. The City Bypass is nearby, and this connects to the motorway network for easy exit from the city in all directions.





















15/6 GLADSTONE TERRACE

An excellent opportunity has arisen to acquire this desirable two bedroom second floor flat, forming part of a traditional stone-built tenement. Viewing of this property is highly recommended. Internally this accommodation is well proportioned and retains many original features.

Briefly consisting of a secure entrance and welcoming hallway with a separate WC and access to all rooms. The bright spacious lounge overlooks the tree-lined street to the front and includes a feature fire and surround, a large bay window, period cornice, press storage and working shutters. The fully equipped dining kitchen to the rear has an ideal space for entertaining guests and benefits from a free-standing gas cooker, white good appliances, original pulley and fire feature.

There are two spacious double bedrooms on offer, the peaceful master bedroom resides to the rear of the property and provides plenty of space for free-standing furniture. The bright second bedroom is positioned to the front of the property with ample space for furniture arrangements, should you require. The white two-piece bathroom completes the rooms, will partially tiled walls, electric shower and towel radiator. The property further benefits from gas central heating, mixed double glazed and single sash & case windows.

Externally there is a well-maintained private section of garden to the rear with laid lawn and mature shrubs. There is also plenty of permit and on-street parking to the front of the property to accommodate for residents and visitors alike.

This property should appeal to a variety of professionals, this location will make for an ideal base for those working in the city centre. Premium Buy-To-Let investors will also look upon this as an ideal opportunity. Early viewing is recommended.























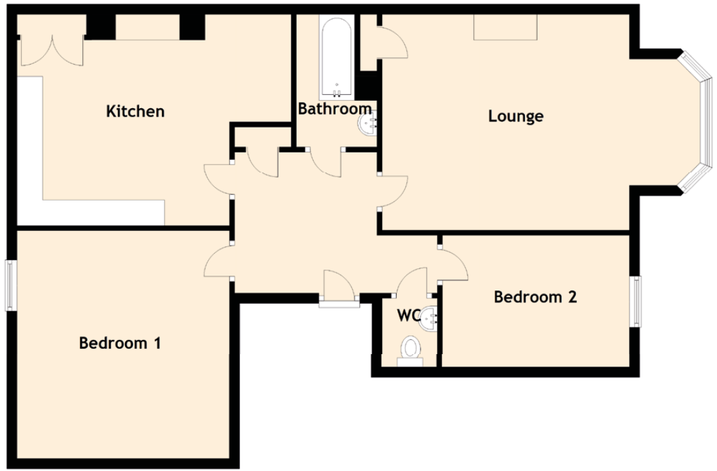








FLOOR PLAN DIMENSIONS MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 4.23m (13'11")
Kitchen	5.36m (17'7") x 4.14m (13'7")
Bedroom 1	4.46m (14'8") x 4.15m (13'7")
Bedroom 2	3.67m (12') x 2.59m (8'6")
Bathroom	2.59m (8'6") x 1.58m (5'2")
WC	1.36m (4'6") x 1.00m (3'3")

Gross internal floor area (m^2): 91m^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.

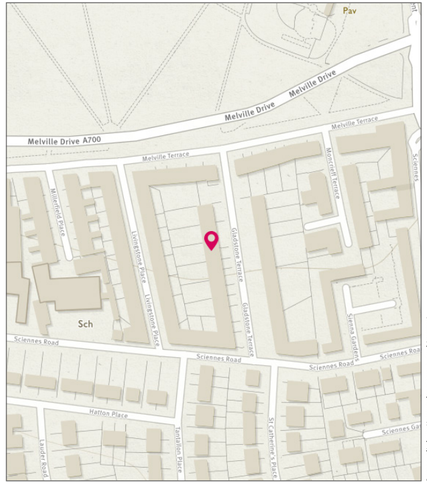


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Part Exchange Available

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