







COULTERS<sup>©</sup>

WELCOME TO:

# GLADSTONE TERRACE

8/6 Gladstone Terrace, Marchmont, Edinburgh, EH9 1LU

     
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## GLADSTONE TERRACE AT A GLANCE:



Sought-after  
Marchmont location



Traditional  
apartment



Living room with  
living flame gas fire



Minutes from  
the Meadows



Shared  
rear garden



The University of  
Edinburgh nearby

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Wonderfully positioned in the sought-after Marchmont conservation area this is a traditional tenement apartment presented in excellent condition. On the second floor, it benefits from light-filled accommodation with generous proportions. Minutes from Bruntsfield Links and the Meadows along with bustling bars, restaurants, and cafés and just a short walk from the City Centre it will appeal to an array of buyers looking for the best in city living.

- Spacious living room overlooking leafy Gladstone Terrace. Flooded with light thanks to two sash and case windows complete with working shutters, the room with its appealing neutral décor, shelved Edinburgh press and an open cast iron living flame gas fire.
- Kitchen adjoining the living room. Design-led it features handleless under-base lit wall and floor units, light oak worktops, and high-spec integrated NEFF appliances including an eye-level microwave, gas hob, oven, and extractor hood.
- Sizeable principal double bedroom with a tranquil leafy outlook over the rear gardens and boasting a calm soft neutral interior and a built-in cupboard.
- Second double bedroom with a matching interior design to that of the principal.
- Well-appointed hidden cistern WC with a combined space-saving washbasin.
- Fully tiled shower room with washbasin built to vanity and a towel radiator.
- Gas central heating.
- Extensive shared rear garden with lawn, trees, and drying areas.
- On-street (permit) parking.





# LOCATION, LOCATION, LOCATION:

Marchmont is a highly sought-after area south of Edinburgh's City Centre. It is minutes from the expanse of the Meadows with its tennis courts, recreational sports pitches, walkways, and picnic spots along with Bruntsfield Links housing a pitch and putt, and children's play park. Enjoy further unbeatable outdoor recreation, pleasant walks, and panoramic views at the iconic Holyrood Park and Arthur's Seat. The Royal Commonwealth Pool with gym and fitness classes is less than a twenty-minute walk as is Prestonfield Golf Club.

Vibrant bars, bustling cafes, and fashionable restaurants are on the doorstep. Venture into neighbouring Morningside to experience the independent family-owned Dominion Cinema and Church Hill Theatre along with boutiques and gift shops.

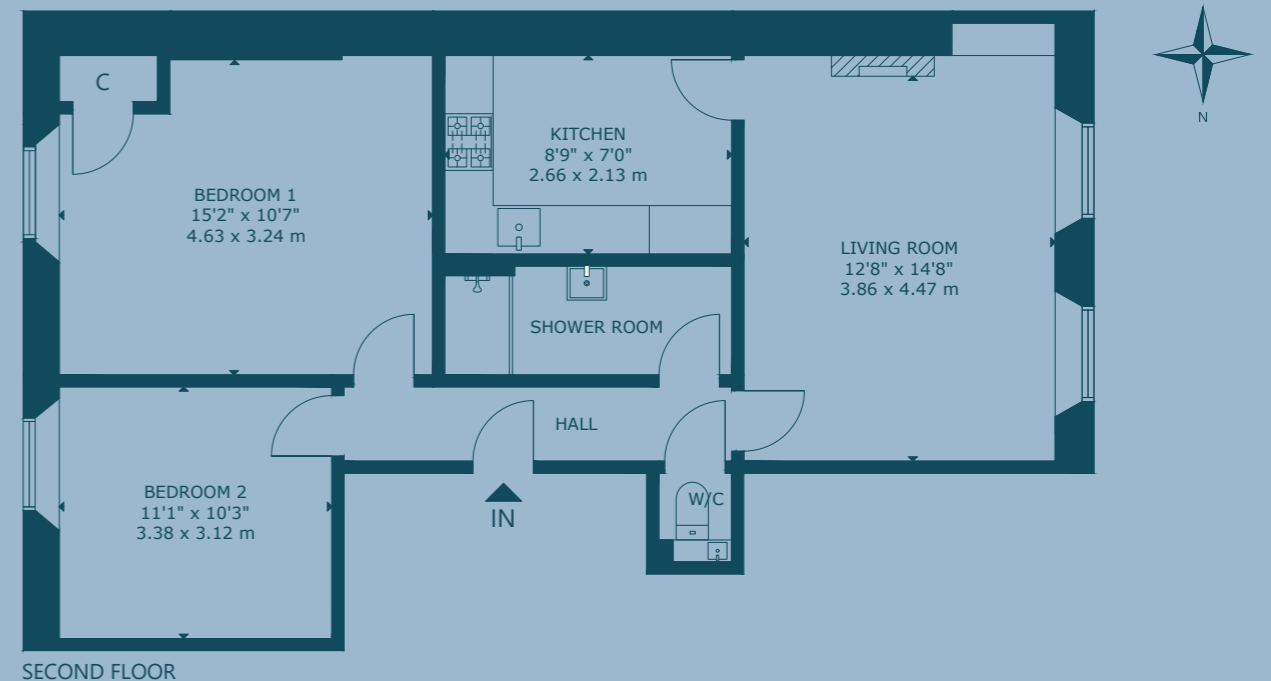
For daily shopping needs there is a range of well-known stores near the property including a Tesco Express, Margiotta, and Sainsbury's Local. Morningside has a Tesco Express, a Marks and Spencer Simply Food, and a Waitrose.

Marchmont is an ideal location for The University of Edinburgh and Edinburgh College of Art, both within walking distance. It is in the catchment for Sciennes Primary School and James Gillespie's High School, with Edinburgh private schools such as George Watson's College, Merchiston Castle School, and George Heriot's School close by.

Whilst the City Centre is a leisurely walk away, regular bus services take you into Princes Street and beyond, as well as connecting you with transport links to Edinburgh International Airport.



## FLOOR PLAN:



8/6 Gladstone Terrace, Marchmont, Edinburgh, EH9 1LU

Approx. Gross Internal Area

640 Sq Ft - 60 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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