



COULTERS[©]

12 ROCHESTER TERRACE

MERCHISTON, EDINBURGH, EH10 5AB

 2 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Situated on the ground floor of a sandstone Victorian tenement, this is an immaculately presented maindoor apartment with a highly desirable Merchiston address. Positioned on a quiet side street yet just moments from the heart of Bruntsfield, residents experience the best of both worlds with a peaceful setting and easy access to local amenities as well as the city centre.

Inside the home, beautiful period details including sash and case windows, cornicing and high ceilings effortlessly combine with impressive contemporary upgrades. Off the hall, the light filled living room with bay window, original pine flooring and wood burning stove, has a pleasant outlook over the front garden. At the rear of the property, there is a large open plan kitchen/dining room where bespoke gloss white cabinetry, dark wood grain base units and white countertops sit alongside high-spec integrated appliances including a wine fridge, dishwasher, fridge/ freezer, BOSCH dual ovens, newly installed hob, Dietrich gas ring, and an angled extractor hood. A dining area with built-in bench seating and bespoke table offers space for more formal dining whilst there is also a breakfast bar. The handy pantry cupboard is plumbed for a washer/dryer. Accessed from a hatch in the kitchen floor, there is a large underground storage space running the full length of the house.

KEY FEATURES

-  Maindoor apartment on quiet street
-  Two bedrooms and two bathrooms
-  Private front garden and communal garden to rear
-  Permit parking available
-  Highly desirable Merchiston location
-  Bruntsfield and Morningside shops close by



The principal bedroom is extremely spacious and there is a second double bedroom with working shutters. There is a modern bathroom with underfloor heating and high spec three piece suite as well as the rare benefit of an additional, newly completed luxury shower room, also with underfloor heating.

The property is fitted with gas central heating operated by NEST and has double glazed windows with the exception of the single glazed kitchen window.

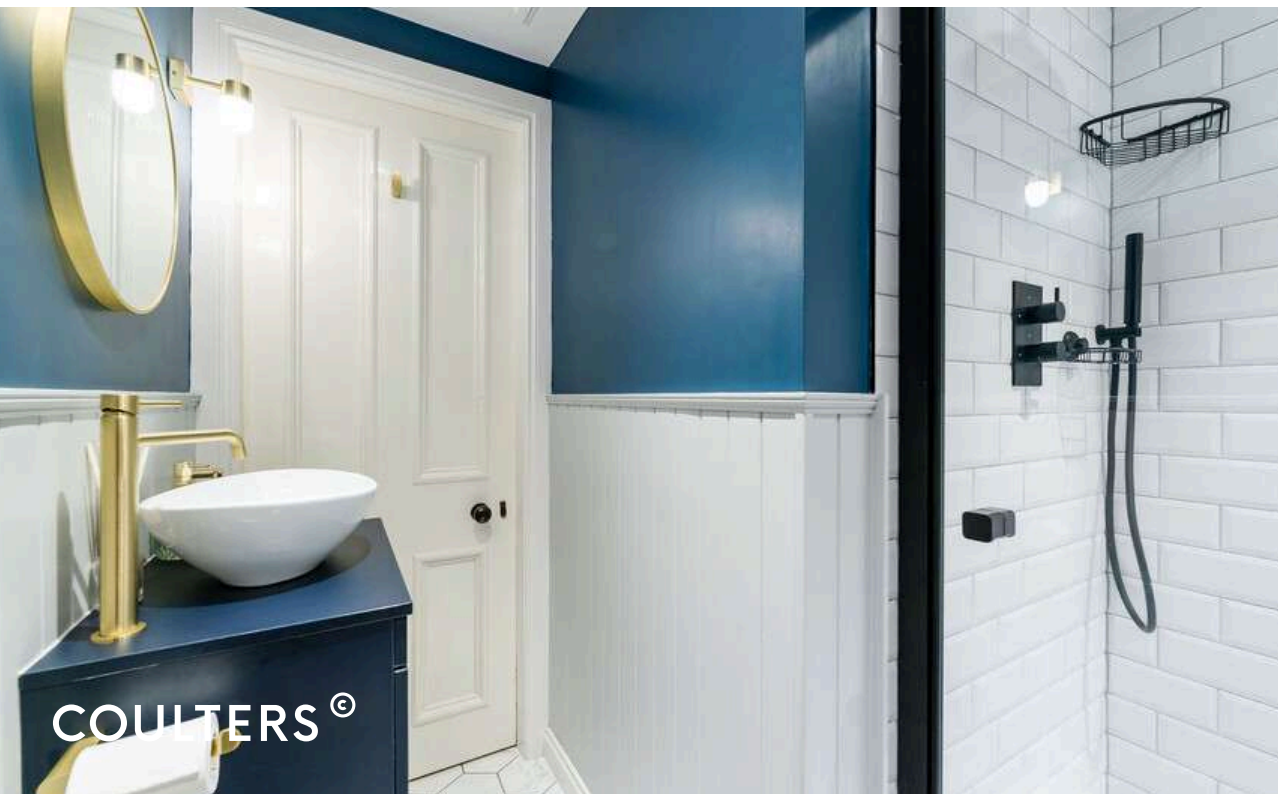
There is a private front garden with bike store, decking and paving and a well-kept enclosed shared rear garden. Permit parking is available on street.





THE LOCAL AREA

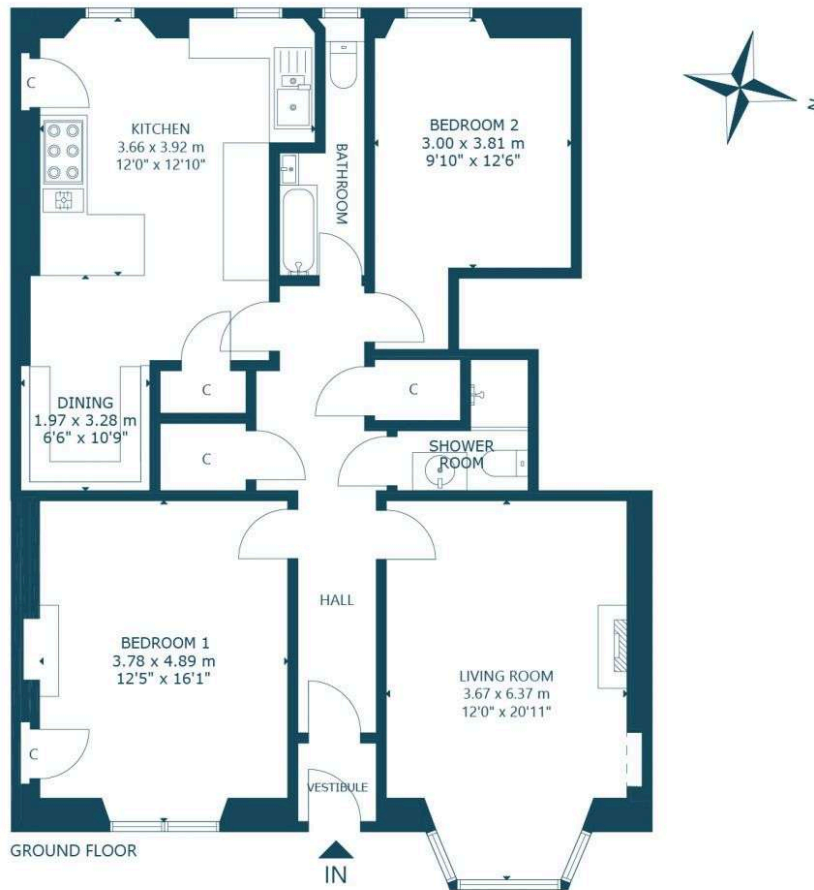
This property is located in the highly desirable residential area of Merchiston. A leafy and picturesque location, it is in walking distance of superb amenities at Morningside and Bruntsfield. Wonderful cafes, restaurants and independent retailers sit alongside convenience stores such as Sainsbury's Local and Tesco Metro. There is a Waitrose supermarket in Morningside and a Marks and Spencer Simply Food. The open green spaces of Bruntsfield Links, and The Meadows are all close by and Blackford Hill and the Hermitage of Braid are within a few minutes' drive. Recreational amenities nearby include the famous Dominion Cinema, Church Hill Theatre, Fountain Park with its gym, cinema and well-known restaurants, and golf courses such as Braid Hills and Merchants of Edinburgh. Highly regarded schooling includes Bruntsfield Primary School and Boroughmuir High School, and Edinburgh private schools are nearby such as George Watson's College and Merchiston Castle School. It is an ideal location for Napier and Edinburgh Universities. Regular bus services take you into the city centre from Holy Corner in fifteen minutes, the City Bypass connecting to the motorway network is in easy reach as is Edinburgh International Airport.



EXTRAS

All blinds, integrated appliances, kitchen table and bench seating. The light fittings in the sitting room and kitchen/dining room are NOT included and will be removed prior to sale. Other items may be available via separate negotiation.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,125 SQ FT / 105 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.