

COULTERS<sup>©</sup>

# 15/6 GLADSTONE TERRACE

MARCHMONT, EDINBURGH, EH9 1LS

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Situated on a picturesque, tree-lined street within the Marchmont conservation area, just a stone's throw from the Meadows, this is a traditional tenement apartment presented in excellent condition. On the second floor, it benefits from light-filled accommodation with generous proportions. The property has been completely refurbished in recent years to form a stylish home that incorporates high spec modern fixtures and finishes with elegant period features.

There is a classic bay windowed living room with original flooring, ornate cornice, gas fire and surround. The large open plan kitchen/dining room is a highlight of the home and comprises shaker style units with quartz worktops, island/breakfast bar, Belfast sink, subway style tiled backsplash and quality integrated appliances. Both bedrooms are beautifully presented doubles. The newly fitted bathroom has been designed with a luxurious bath, overhead waterfall shower and separate attachment, bi-fold shower screen and vanity unit with washbowl, finished with striking marble tiling and brushed gold hardware. A separate WC is located across the central hall.

## KEY FEATURES

 Beautifully renovated apartment

 Minutes from The Meadows

 Desirable Marchmont location

 Two double bedrooms

 Permit parking available

 Independent shops, cafes and restaurants nearby



The majority of the windows are fitted with double glazing and there is gas central heating operated by a combi boiler.

Externally there is a shared garden that is mainly laid to lawn with a drying line. Permit holder parking is available on the street.







## THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from The Meadows, the property enjoys access to peaceful walks and far-reaching cycling routes as well as coffee shops and independent boutiques. Discover excellent recreational amenities at the newly-refurbished Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym or at one of the numerous yoga studios. Practice your swing on The Links - home to the world's first club house. For everyday shopping, there is a conveniently located Scotmid, along with the renowned Victor Hugo Deli, local fishmonger and green grocer. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance. Highly regarded schooling includes Sciennes Primary and James Gillespie's High School, with private school choices such as George Watson's College, all also within walking distance. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

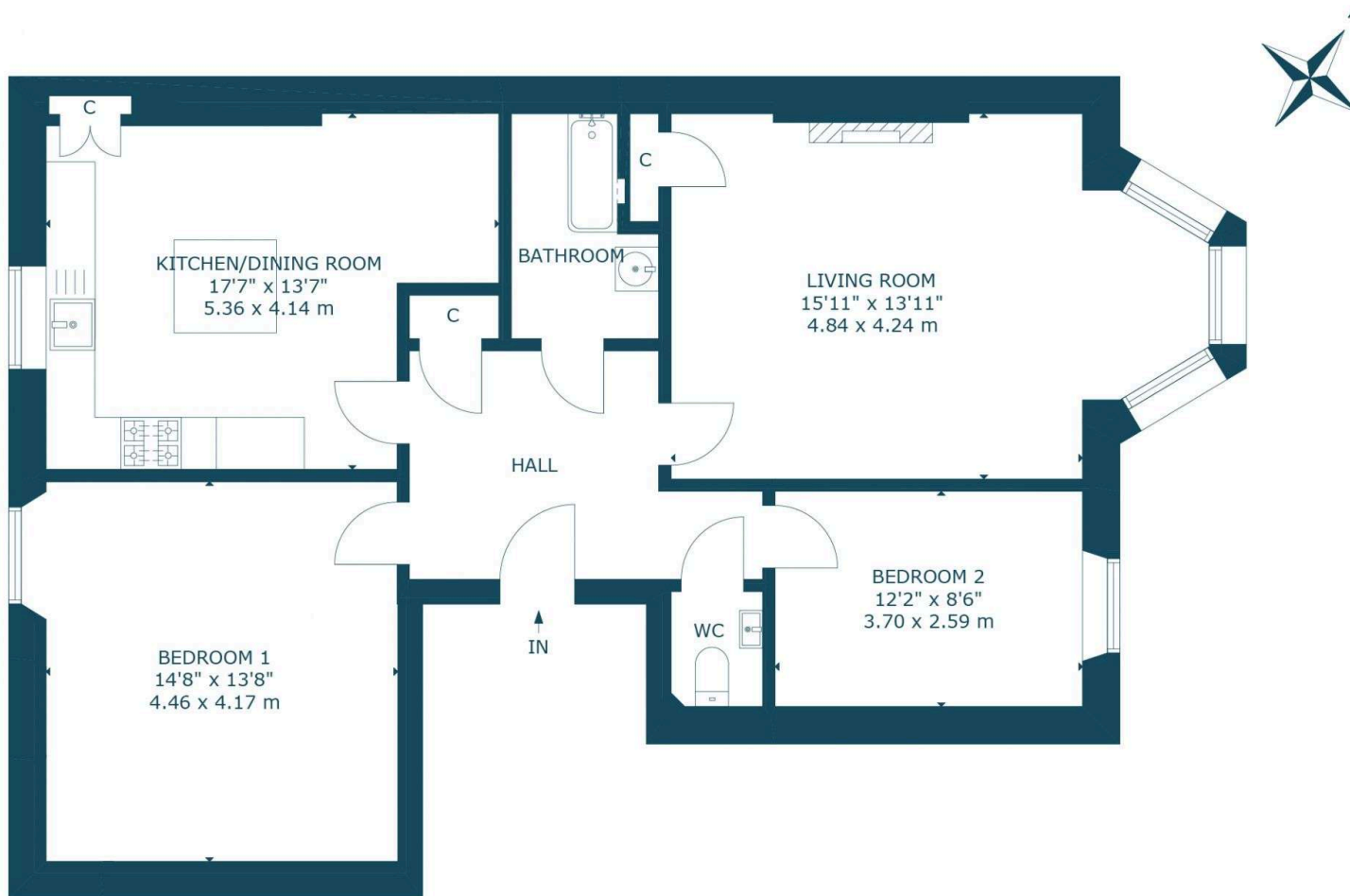
## EXTRAS

The blinds, light fittings (excluding chandeliers), fitted flooring, and kitchen appliances are included in the sale price.









SECOND FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 980 SQ FT / 91 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

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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.