

COULTERS[©]

18A COLTBRIDGE TERRACE

MURRAYFIELD, EDINBURGH, EH12 6AE

 2 BED  1 BATH  1 PUBLIC








TAKE A LOOK INSIDE

Situated on a quiet residential street in the desirable Murrayfield area of west Edinburgh, 18a Coltbridge Terrace is a sophisticated upper villa flat that forms part of a charming terrace of stone built properties that date back to circa 1900. This elegant home is beautifully decorated and retains many original period features that include sash and case windows, fireplaces, cornicing, wood paneled doors and high ceilings.

The bright and airy accommodation feeds off an impressive hall that is flooded with natural light by the above traditional cupola. To the front of the property is a spacious bay windowed sitting room with ample space for dining, and a fitted kitchen with timeless design that encompasses shaker style units, Belfast sink and integrated oven, gas hob, dishwasher and washing machine. Both bedrooms are peacefully positioned at the back of the property and have a delightful, open outlook towards the Coltbridge Viaduct. The bedrooms are both comfortable doubles with working shutters and feature fireplaces. There is a bathroom with tiled bath and surround, overhead shower and basin with antique style vanity. The WC, which has been recently fully renovated, sits between the bedrooms.

KEY FEATURES

-  Beautifully presented upper villa
-  Well-kept private front garden
-  Water of Leith walkway nearby
-  Two double bedrooms
-  On street parking
-  Short stroll to local shops at Roseburn



The windows are a mix of double and single glazed sash and case windows and the home is heated by gas central heating. There is a lovely, gated front garden that belongs solely to 18A and parking is available on the street outside.

EXTRAS

All blinds, light fittings (excluding fitting in main bedroom), fitted flooring and white goods (excluding the fridge freezer) are included in the sale price. Other items may be available by separate negotiation.





THE LOCAL AREA

Lying to the west of Edinburgh's city centre, Murrayfield is a highly desirable residential location. The property benefits from being in walking distance to good local shopping at Roseburn, which includes a Scotmid, Tesco Express, chemist, dentist, opticians, and other retailers. There is an abundance of leisure and recreational amenities on the doorstep including Edinburgh Zoo, the National Galleries, Murrayfield Stadium and Murrayfield Lawn Tennis Club, and there are golf courses at both Ravelston and Murrayfield. Peaceful walks are available along the Water of Leith and at nearby Corstorphine Hill. There is highly regarded state and private schooling including Roseburn Primary School, St George's School, Stewart's Melville College, and The Mary Erskine School. Regular bus services from Roseburn Terrace take you quickly into Haymarket, the West End, and the rest of the city centre. There are tram stops at Murrayfield Stadium and Haymarket to take you to Edinburgh Airport, and the city bypass and motorway network are easily accessed.



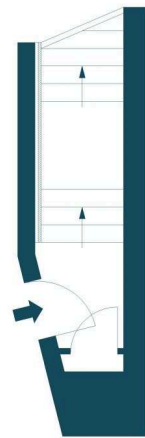


ALWAYS LOOK ON THE BRIGHT SIDE OF LIFE

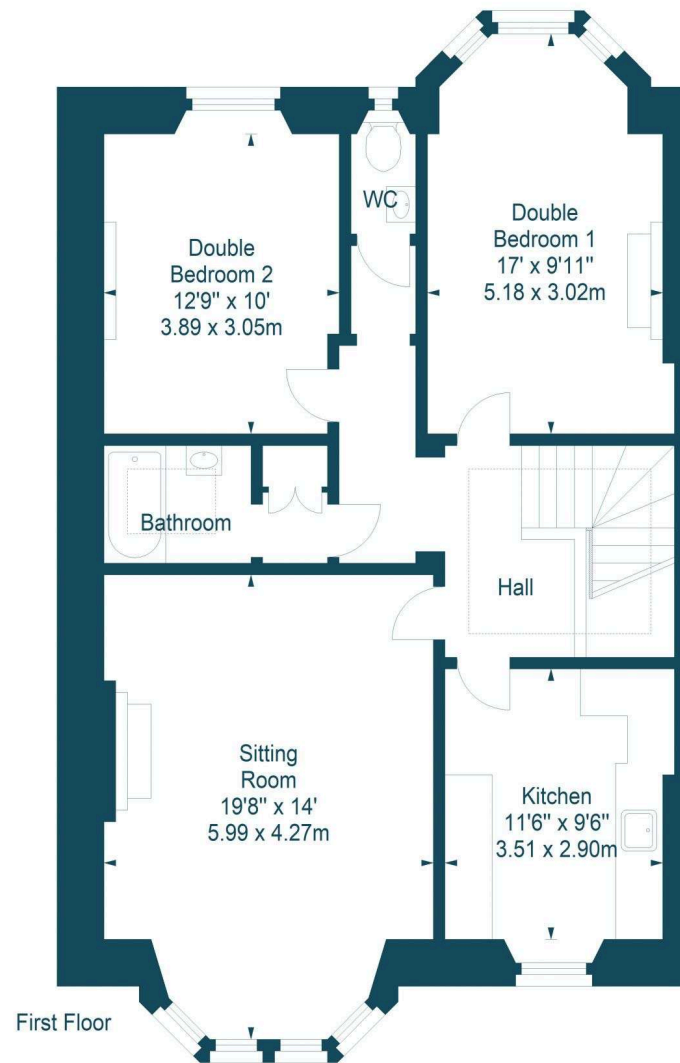
Coltbridge Terrace,
Edinburgh,
Midlothian, EH12 6AE



Approx. Gross Internal Area
956 Sq Ft - 88.81 Sq M
For identification only. Not to scale.
© SquareFoot 2019



Ground Floor
Entrance



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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.