

## 8a Glengyle Terrace Edinburgh EH3 9LL

**Offers Over £635,000**

- South facing living room featuring decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods available by separate negotiation
- Three double bedrooms
- Large box room
- Family bathroom fitted with three-piece suite and mains shower over the bath
- W.C
- Coal Store
- Gas central heating and double glazing
- Private garden to rear
- On-street permit parking

**Council Tax Band: D**

**Tenure: Freehold**

**Shared Ownership: N**



1



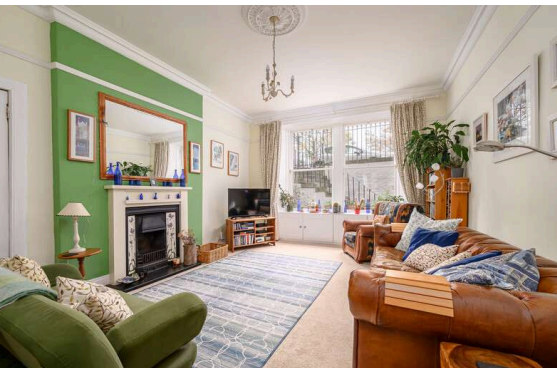
3



1



EPC C



## Maindoor Flat

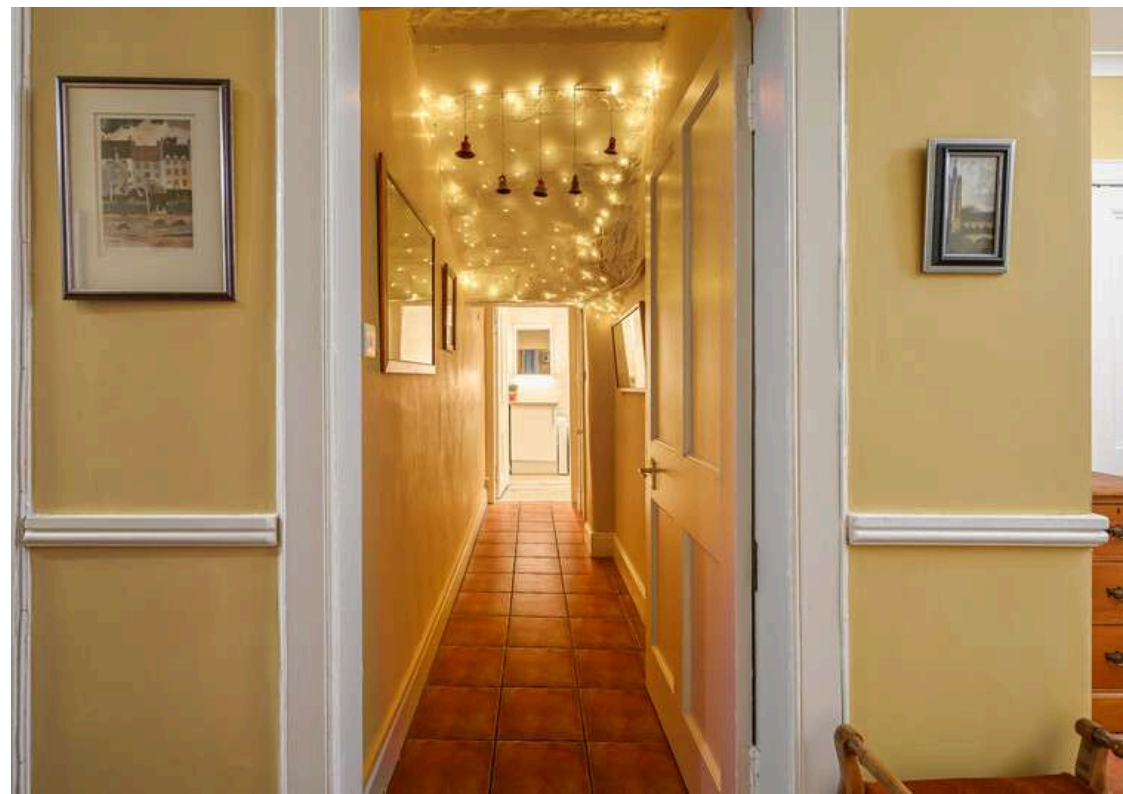
Blair Cadell is thrilled to present this exceptional basement flat with a private garden in the highly desirable area of Bruntsfield. Offering a fantastic range of local amenities and convenient links to the city centre, this property is a must-see for a variety of buyers.

The accommodation includes a spacious, south-facing living room with a decorative fireplace, creating a warm and inviting space for relaxing or entertaining. The kitchen/diner is well-equipped with a selection of floor and wall-mounted units, a gas hob, electric oven, and white goods available by separate negotiation. There are three double bedrooms, two of which feature charming decorative fireplaces. A versatile box room serves as an ideal guest bedroom or home office. The family bathroom, fitted with a three-piece suite and mains shower over the bath, benefits from underfloor heating—perfect for chilly winter days. Additionally, there is a separate W.C. and a large storage cupboard in the hallway. The property features gas central heating and double glazing throughout for added comfort. Outside, a superb private garden awaits, with mature flower beds and a delightful dining area perfect for summer barbecues. A spacious coal store offers additional storage, and on-street permit parking is easily accessible.

Located close to the city centre and local universities, Bruntsfield is an ideal area for city living with easy access to transport. A frequent bus service provides quick connections to central Edinburgh, while the nearby bypass links to the A1/A68, South Gyle, Edinburgh Airport, and the M8/M9/M90 motorway network for those commuting. Bruntsfield boasts a variety of independent shops and cafés, with a Waitrose supermarket located in nearby Morningside. Recreational options abound, including Bruntsfield Links, the Meadows, Dominion Cinema, Churchill Theatre, and a vibrant selection of popular cafes, bars, and restaurants—perfect for those who enjoy an evening out.

**Viewing by appointment on 0131 337 1800**





Glengyle Terrace,  
Edinburgh,  
Midlothian, EH3 9LL



Approx. Gross Internal Area  
1496 Sq Ft - 138.98 Sq M  
Cellar

Approx. Gross Internal Area  
29 Sq Ft - 2.69 Sq M

For identification only. Not to scale.

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Lower Ground Floor



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