

COULTERS<sup>®</sup>

# 6B ROCHESTER TERRACE

MERCHISTON, EDINBURGH, EH10 5AA

2 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE







Blink and you will miss this stylish, immaculately presented lower ground flat, forming part of a traditional stone built tenement flat (built 1864), situated in the highly desirable area of Merchiston.

This delightful property, lovingly upgraded by the current owner is tucked away, accessed from a wonderful “secret” shared garden gate, with steps leading down to its own main door, creating fantastic feeling of privacy with a delightful outlook.

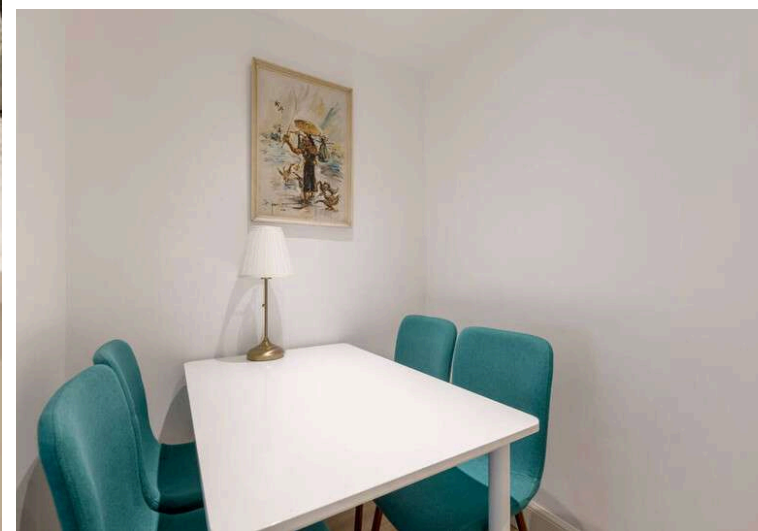
Opening onto a lovely hall, beautiful solid oak flooring has been laid, bouncing light into the flat in combination with fresh, white paintwork. The sitting room offers views towards the shared garden with two large sash windows filling the room with light, whilst a mantelpiece and flame effect electric fire creates a charming focal point in the room. A dining area is located off the sitting room.



## KEY FEATURES

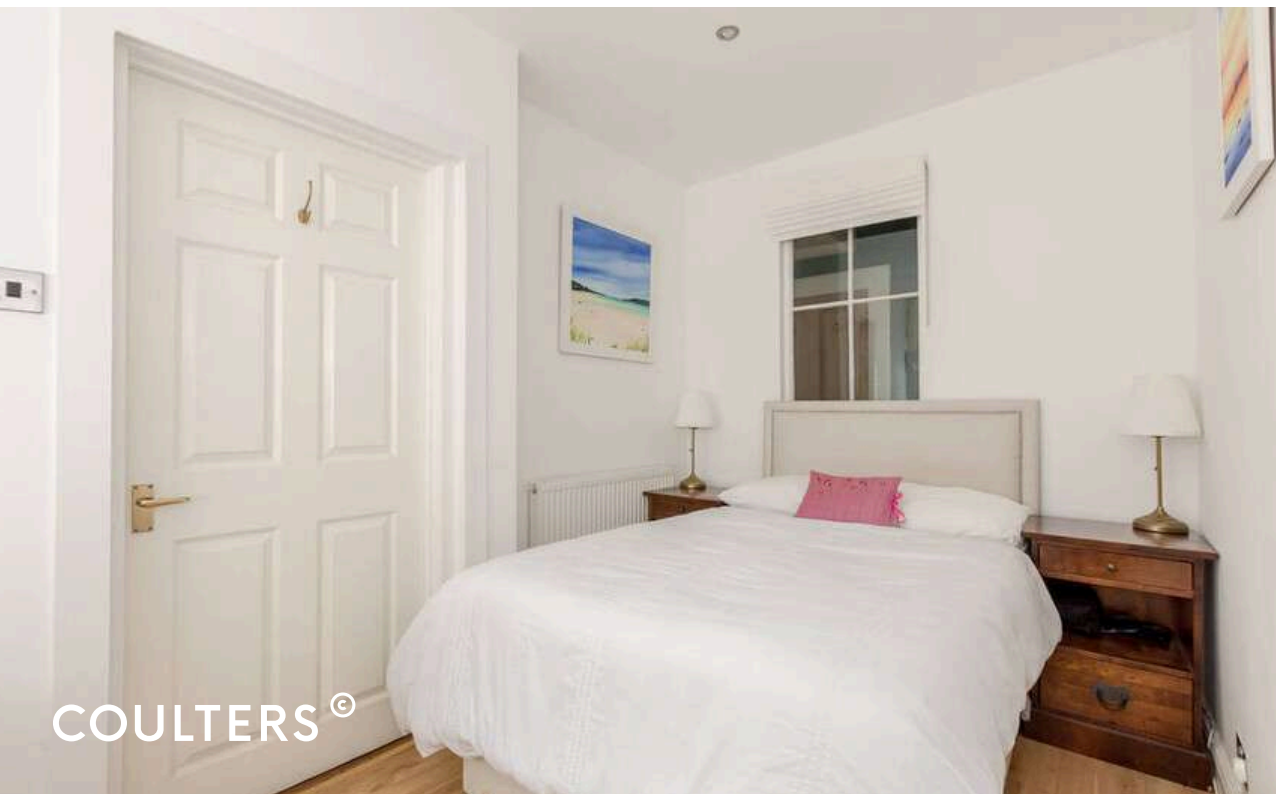
-  Immaculately presented maindoor flat.
-  Two charming double bedrooms.
-  Wonderful enclosed shared garden.
-  Resident's permit holder parking.
-  Quiet residential street in highly desirable area.
-  Independent retailers and cafes nearby.





The sleek, stylish kitchen is fitted with contemporary wall and base mounted cabinetry, incorporating the electric hob, oven, extractor hood and dishwasher, whilst there is space for a dining table and chairs for mealtimes. There are two attractive double bedrooms, also with views to the garden and beautiful oak flooring. A smart bathroom incorporates a shower, bath, WC and wash hand basin. There is a handy utility room, in addition to two good sized storage cupboards. Heating and hot water is provided by gas central heating, there are working shutters and the windows have been replaced with elegant timber frame sash and case double glazed windows. Access to the property is through the delightful shared garden, well planted with a beautiful mix of lawn and established bushes trees and shrubs, with a westerly orientation. A small patio area runs along the front of the building. Resident's permit holder parking and metered parking is available on the street outside.





## THE LOCAL AREA

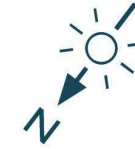
This property is located in the highly desirable residential area of Merchiston. A leafy and picturesque location, it is in walking distance of superb amenities at Morningside and Bruntsfield. Wonderful cafes, restaurants and independent retailers sit alongside convenience stores such as Sainsbury's 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

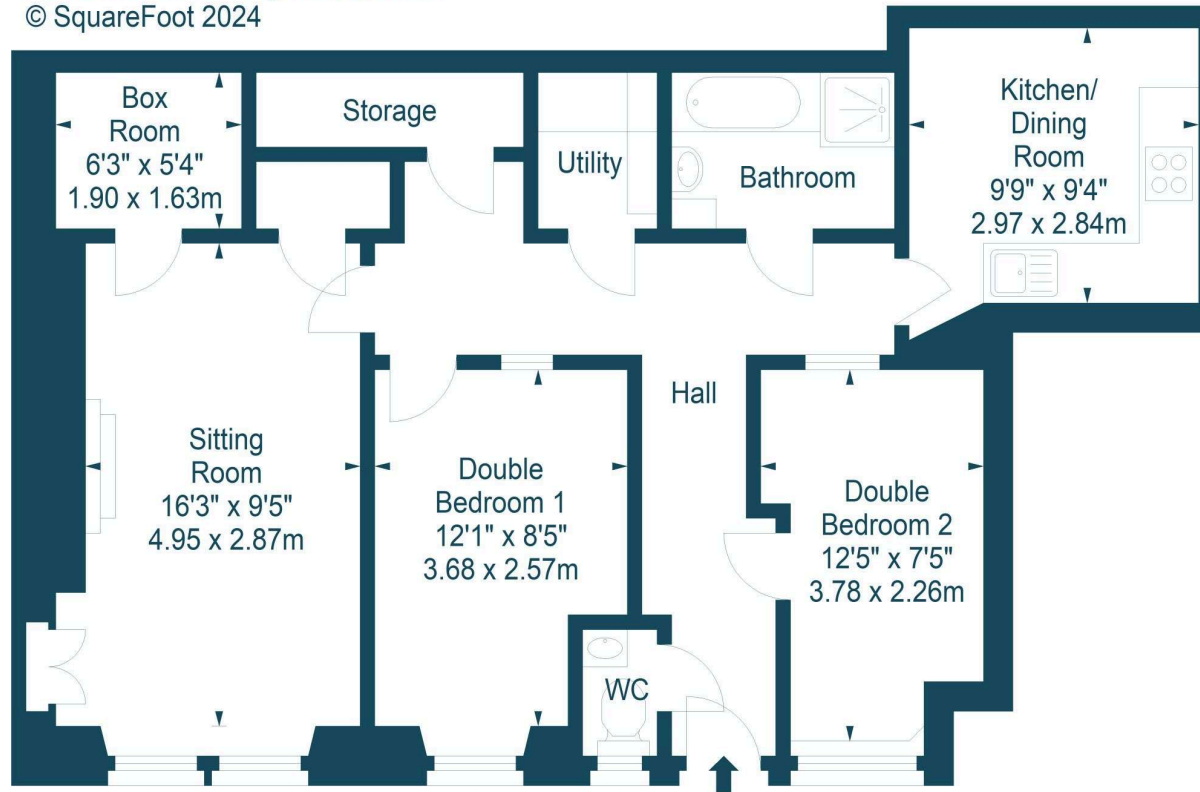
The tumble drier, washing machine, fridge/freezer, two wall mounted TV's, blinds, fitted flooring and integrated kitchen appliances will be included in the sale.



## Rochester Terrace, EH10 5AA



Approx. Gross Internal Area  
776 Sq Ft - 72.09 Sq M  
For identification only. Not to scale.  
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Lower Ground Floor

## 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.