

COULTERS[©]

PF2 8 GLADSTONE TERRACE

MARCHMONT, EDINBURGH, EH9 1LU

 2 BED  1 BATH  1 PUBLIC








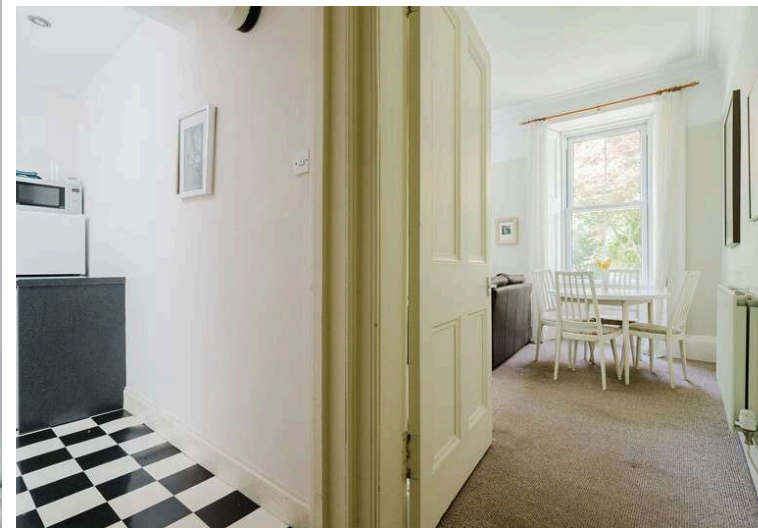
TAKE A LOOK INSIDE

Wonderfully positioned in the sought-after Marchmont conservation area, this is a traditional tenement apartment presented in excellent condition with a private front garden. On the ground floor of a traditional tenement, the well-planned interior provides a comfortable, light, and airy home. This beautiful two-bedroom flat is an ideal home for first-time buyers or young professionals looking for a stylish and convenient base in the city.

The property boasts a welcoming hallway with fantastic storage, two spacious double bedrooms, a modern three-piece shower room and separate WC. The sleek kitchen features stylish floor and wall-mounted cabinets, complete with an integrated four-ring gas hob.

KEY FEATURES

-  Well presented ground floor flat
-  Two generous double bedrooms.
-  Private front garden.
-  On street permit parking
-  In the heart of Marchmont
-  Independent retailers and cafes



The sitting room features a beautiful fireplace, dining space built-in Edinburgh Press style units, and large windows that fill the room with natural light. Whether you're unwinding after a long day or entertaining friends, this room is sure to be your haven of comfort and relaxation.

Externally, the property enjoys a private garden to the front with mature shrubs adding a touch of greenery this outdoor space. The property further benefits from a secure door entry system gas central heating and on-street permit parking is available on its doorstep.





THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from Bruntsfield Links and 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.

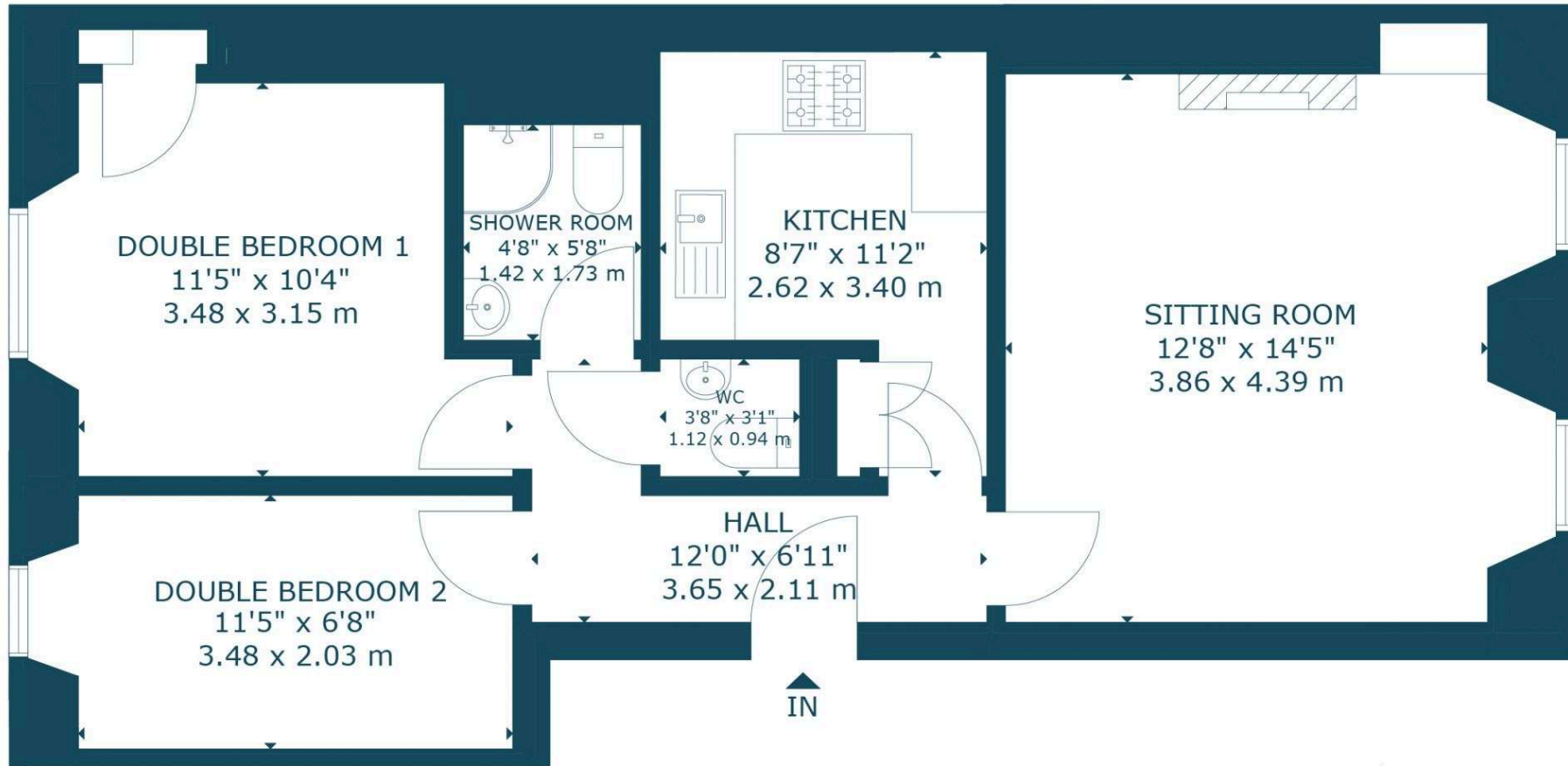
Practice your swing on The Links - home to the world's first club house. For everyday shopping, there is a conveniently located Margiotta and Sainsbury's Local, along with the renowned Victor Hugo Deli. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance. Highly regarded schooling includes James Gillespie's Primary and 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, curtains, light fittings, fitted floor coverings, integrated kitchen appliances and dishwasher are included in the sale price.







GROUND FLOOR

PF2, 8 GLADSTONE TERRACE, MARCHMONT, EDINBURGH, EH9 1LU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 629 SQ FT / 58 SQ M

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

Copyright © Nest Marketing www.nest-marketing.co.uk



GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

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.