



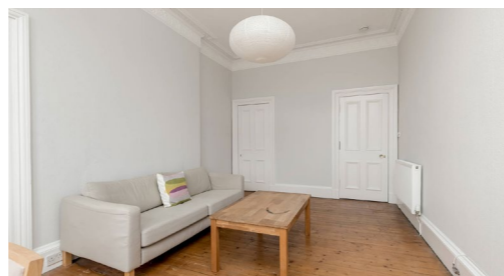
35 3F3 Mentone Terrace
Newington, EDINBURGH, EH9 2DF

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Welcoming reception hallway with large utility cupboard.
- Bay windowed living room with dining space and glorious views towards
- Arthur's Seat & Salisbury Crags.
- Internal kitchen with appliances.
- Generously proportioned master bedroom with en-suite shower room.
- Second spacious double bedroom.
- Modern three-piece bathroom suite with shower over bath.
- Gas central heating.
- Double Glazing.
- Many fine period features throughout.
- Well maintained shared garden to rear.
- Resident's permit parking
- Some unrestricted on street parking is also available.
- Secure entry phone system.



GENERAL DESCRIPTION

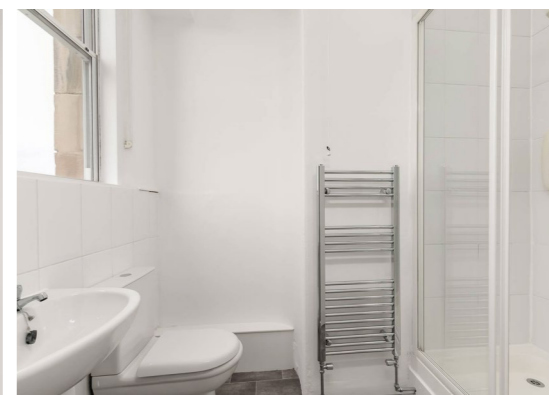
A charming dual-facing top floor flat forming part of a handsome traditional tenement building quietly situated in the highly regarded Newington district of the City. The freshly decorated property retains many original period features throughout and boasts magnificent uninterrupted panoramic views towards Arthur's Seat and Salisbury Crags. Perfectly positioned for a wide range of local amenities and within easy reach of the city centre. The accommodation would be suitable for a wide range of buyers.

COUNCIL TAX BAND: B.
TRAIN STATION: APPROXIMATELY 2.1 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT: APPROXIMATELY 9.6 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 300 FT.

LOCATION

Mentone Terrace is located within the enviable Newington district of the city, a short walk from an excellent range of shops, restaurants and bistros. Also within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. There is good primary and secondary schooling in the area and the property is well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and the National Library. Recreational facilities on hand include Royal Commonwealth Pool, Meadowbank Stadium, the Festival Theatre and the vast open greenery of the Meadows, Arthur Seat and Holyrood Park. The Edinburgh Royal Infirmary Hospital is nearby, and a range of bus services provide quick and easy access into the City Centre together with good road access to the city bypass and excellent connections to the motorway network.

EXTRAS:
ALL CARPETS AND FLOOR COVERINGS AND LIGHT FITTINGS. KITCHEN APPLIANCES TO INCLUDE COOKER, COOKER HOOD, FREESTANDING FRIDGE, FREEZER AND WASHING MACHINE.



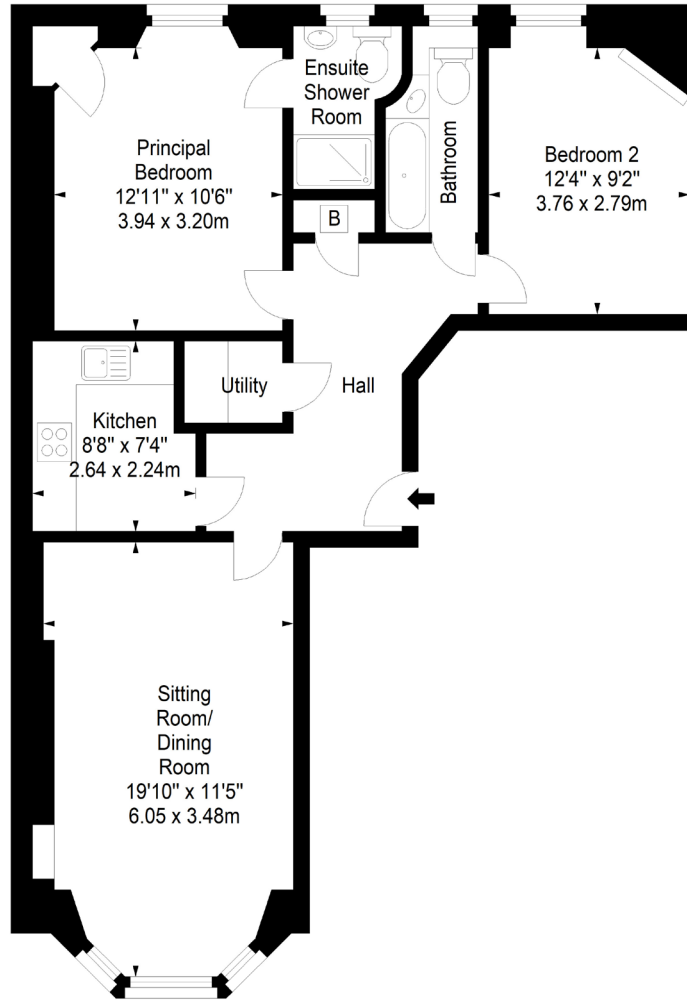


**ENERGY PERFORMANCE
CERTIFICATE RATING D**

**Mentone Terrace,
Edinburgh,
Midlothian, EH9 2DF**



Approx. Gross Internal Area
772 Sq Ft - 71.72 Sq M
For identification only. Not to scale.
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Third Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.