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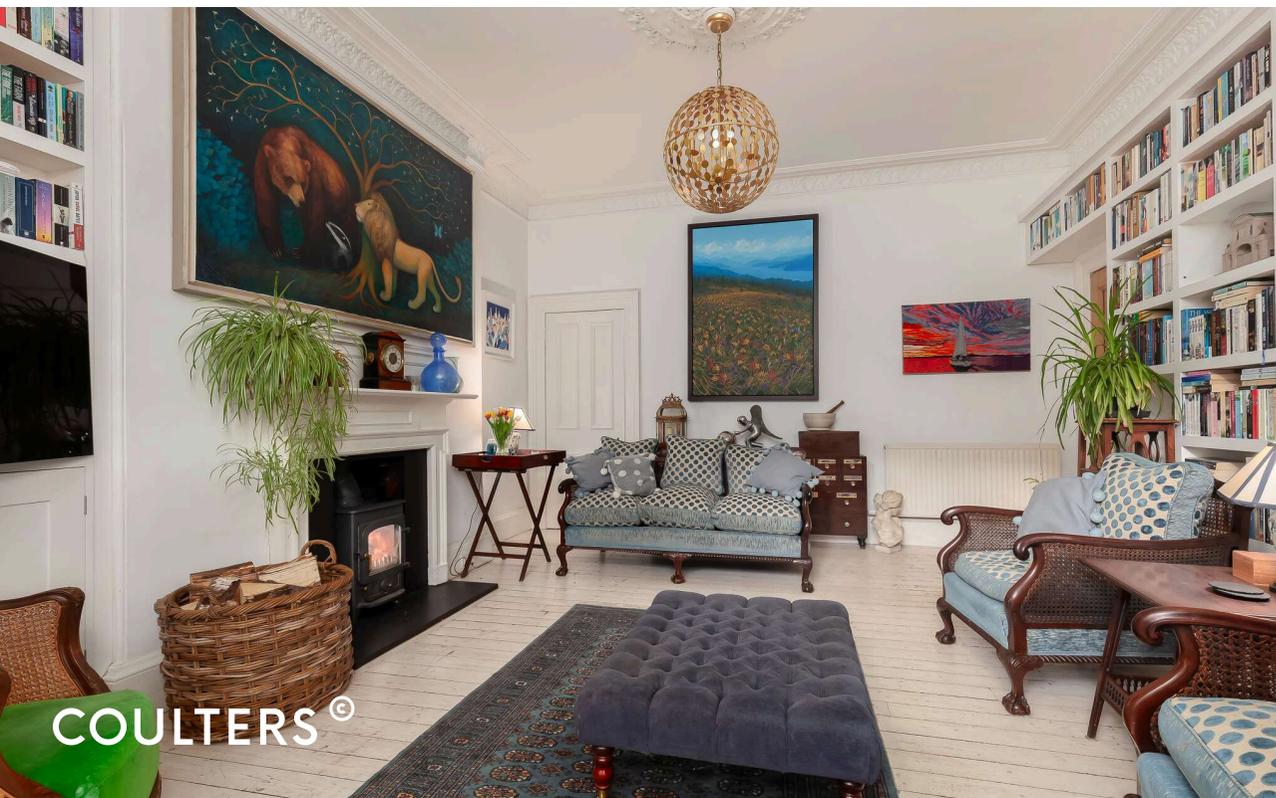
16 MARDALE CRESCENT

MERCHISTON, EDINBURGH, EH10 5AG

5 BED

2 BATH

2 PUBLIC



TAKE A LOOK INSIDE

16 Mardale Crescent is an impressive, well presented and spacious stone built Victorian terraced house, spanning three wonderful floors, situated in the highly sought after area of Merchiston. The home has been both significantly and lovingly upgraded by the current owners, elegantly embracing period features with modern style to create gorgeous, warm and welcoming spaces. Two log burners have been fitted at ground level, with further original fireplaces in all bedrooms, making delightful focal points throughout. There is ample storage space with numerous cupboards on each level. The home also benefits from a garage, located at the end of the garden. Opening onto a charming entrance vestibule, the hall (with under floor heating) leads to the sumptuous, generously sized bay windowed sitting room. An extensive bookcase lines one wall in addition to both a press and a deep cupboard, whilst cornice work, wood panelling, fitted shutters and exposed, painted floorboards add beautiful features.

KEY FEATURES



Impressive Victorian terraced house spanning three beautiful floors.



Five generously sized double bedrooms plus maid's room.



Private landscaped front and rear gardens.



Separate garage and on-street resident's permit holder parking.



Located in the highly sought after area of Merchiston.



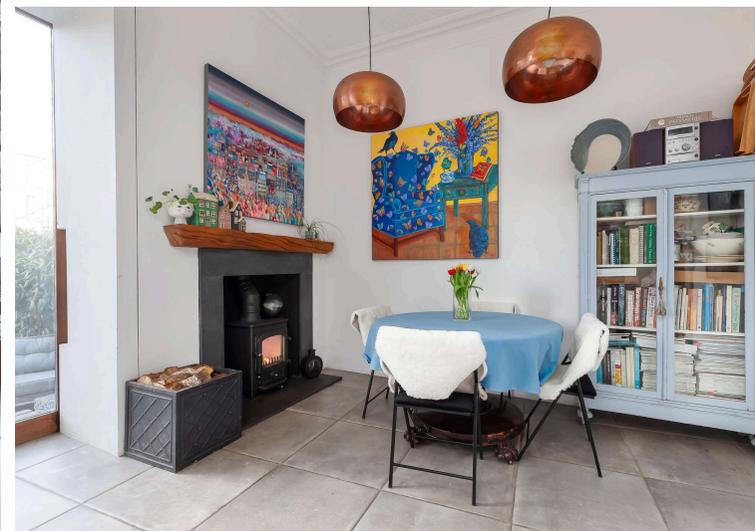
Lovingly upgraded by the current owners throughout.



EPC Rating - F



Council Tax Band - G



To the rear, the kitchen / dining room forms the heart of the home with a sleek fitted kitchen, thoughtful storage cupboards and an island / breakfast bar creating a superb cooking space, in combination with a lovely dining area for all inhabitants of the home to congregate (with further under floor heating).

Sliding patio doors lead out from here to the decked area and flood the room with natural light. The integrated appliances comprise; 5 ring gas hob, electric oven and dishwasher. The fridge/freezer will also be included in the sale.

Located off the kitchen is a practical utility room fitted with washer, dryer, refrigerator, fitted shelving, sink and cabinet adding plenty of storage space. A handy WC is also located here, whilst a series of steps lead up to what would have been the “maid’s room” but is now a quiet study, from which the current owners work from home.





MORE INFORMATION

On the first floor, the principle bay windowed bedroom has views to the front of the property (with fitted shutters) and is bursting with period features. There are two further engaging, bright and spacious double bedrooms, in addition to a contemporary bathroom with fitted shutters, stunning marble tiling surrounding the sanitary ware and under floor heating.

On the second floor are a further two lovely double bedrooms with beautiful wood flooring. The larger of the two has a stylish modern en-suite shower room, filled with light provided by the velux window. A good-sized walk-in cupboard with a velux window is also situated here.

Externally, to the front of the property there is a landscaped front garden with beautiful tree ferns, a hedge and a path leading to the front door (with Nest camera doorbell). To the rear is a lovely, decked area, with a path leading through the enclosed garden, mainly laid with lawn to the garage. Security lighting has been fitted in both the front and rear gardens, in addition to the garage area.

The roof and windows have been overhauled (2020), veluxes renewed to provide extra light and the lead piping leading into the home was replaced.

Extensive further work has been completed, and a full list of all upgrades is available on request.









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 shutters, blinds, fitted flooring, refrigerator/freezer, fridge, dishwasher, hob, oven, washing machine and dryer are included in the sale price.

Please note that the overhead lights in the sitting room and master bedroom, the veg trugs, cut stone pieces, stone roller and water feature in the garden will not be included in the sale.

HOME REPORT VALUATION: £1,150,000

Mardale Crescent,
Edinburgh, EH10 5AG



Approx. Gross Internal Area
2400 Sq Ft - 222.96 Sq M
Garage
Approx. Gross Internal Area
147 Sq Ft - 13.66 Sq M
For identification only. Not to scale.
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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.