

**17a Glengyle Terrace
Edinburgh EH3 9LN**

Offers Over £650,000

- South facing main door garden flat
- Bright lounge with twin south facing windows
- Dining kitchen with access to rear courtyard garden
- Two ensuite double bedrooms
- WC
- Front and rear private courtyards
- Gas Central heating
- Resident permit parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



1



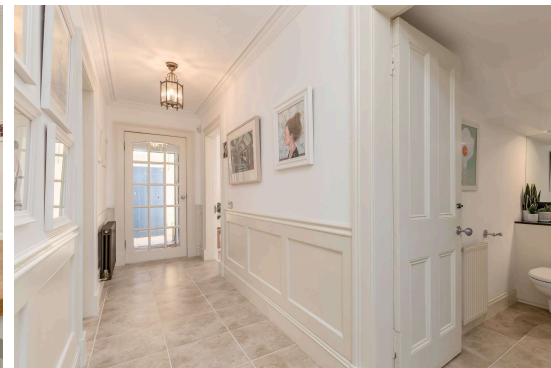
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2



EPC C



South Facing Main Door Garden Flat

17a Glengyle Terrace is an impressive, C listed, two bedroom, south facing, main door garden flat situated in the highly sought-after Bruntsfield area of the city. The property is in immaculate condition and is a rare opportunity to acquire a beautiful home in one of Edinburgh's most desirable areas, with excellent amenities, schools, and green spaces all within easy reach.

The entrance to this charming property is accessed by steps leading down to a private courtyard, creating an inviting and secluded entry to a welcoming entrance vestibule and tiled hallway, enhanced by wooden paneling and a convenient storage cupboard. The spacious lounge is bathed in natural light from twin south-facing windows and features an ornate fireplace adding character and warmth in the colder months. The breakfasting kitchen offers direct access to a beautiful private rear garden and courtyard, perfect for alfresco dining and outdoor entertaining. The kitchen itself is well-equipped with a breakfast island, an electric oven, and a gas hob, alongside ample wall and floor-mounted storage. The open-plan design extends to the dining area, which offers flexibility to serve as a snug or home office, catering to your lifestyle needs. There are two generously sized double bedrooms. The master bedroom, located at the rear of the property, overlooks the serene rear garden and features a walk-in ensuite shower with a rainwater mains shower, mirrored wardrobes, and a walk-in closet providing excellent storage options. The second double bedroom, situated at the front of the property, includes an alcove leading to a luxurious en-suite bathroom with a three-piece suite and a walk-in shower with a rainwater mains shower. Additional features of the property include a separate WC, gas central heating and residents' permit parking.

Bruntsfield is a highly sought-after suburb located just a mile south of Edinburgh's vibrant city centre. Renowned for its charm and character, Bruntsfield—together with its neighbouring area, Morningside—offers an exceptional range of amenities including an eclectic mix of stylish bars, acclaimed restaurants, banks, independent boutiques, and everyday convenience stores. For more extensive shopping, a Waitrose and an M&S Food Hall are conveniently located in nearby Morningside.

The area is rich in green spaces, including Bruntsfield Links, with its popular pitch and putt course, and the expansive Meadows nearby, offering tennis courts, open parkland, and a large children's play area. Bruntsfield combines the best of city living with a relaxed neighbourhood feel.

The city centre is easily accessible on foot, and there is an excellent network of bus services while the nearby bypass links to the A1/A68, South Gyle, Edinburgh Airport, and the M8/M9/M90 motorway network for those commuting.

Viewing by appointment 0131 337 1800





**Glengyle Terrace,
Edinburgh,
EH3 9LN**



Approx. Gross Internal Area
1463 Sq Ft - 135.91 Sq M
Store
Approx. Gross Internal Area
18 Sq Ft - 1.67 Sq M
For identification only. Not to scale.
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Lower Ground Floor



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