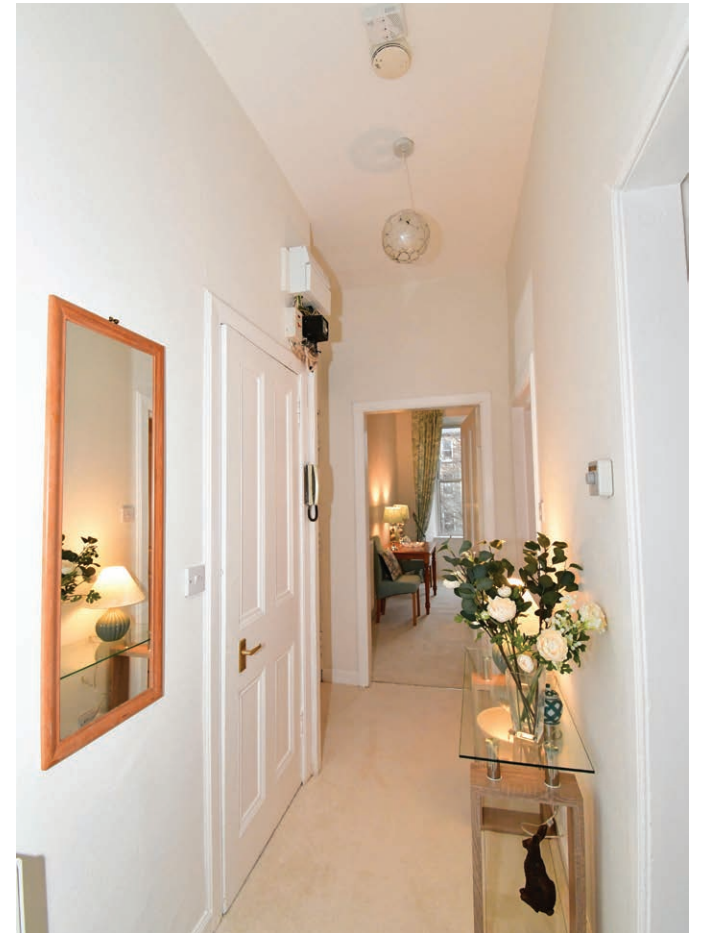




GLADSTONE TERRACE

1





1/5 Gladstone Terrace, Edinburgh EH9 1LX

Beautifully presented Second Floor Flat in a traditional tenement building. in a much sought after location, close to the Meadows.

Welcoming hall, elegant lounge with twin window, smart fitted kitchen with appliances, 2 double bedrooms to the rear overlooking shared gardens and bathroom with white suite and shower over the bath. Gas central heating and double glazing. Entryphone system. Shared walled garden/drying green to the rear. Ready to move into.

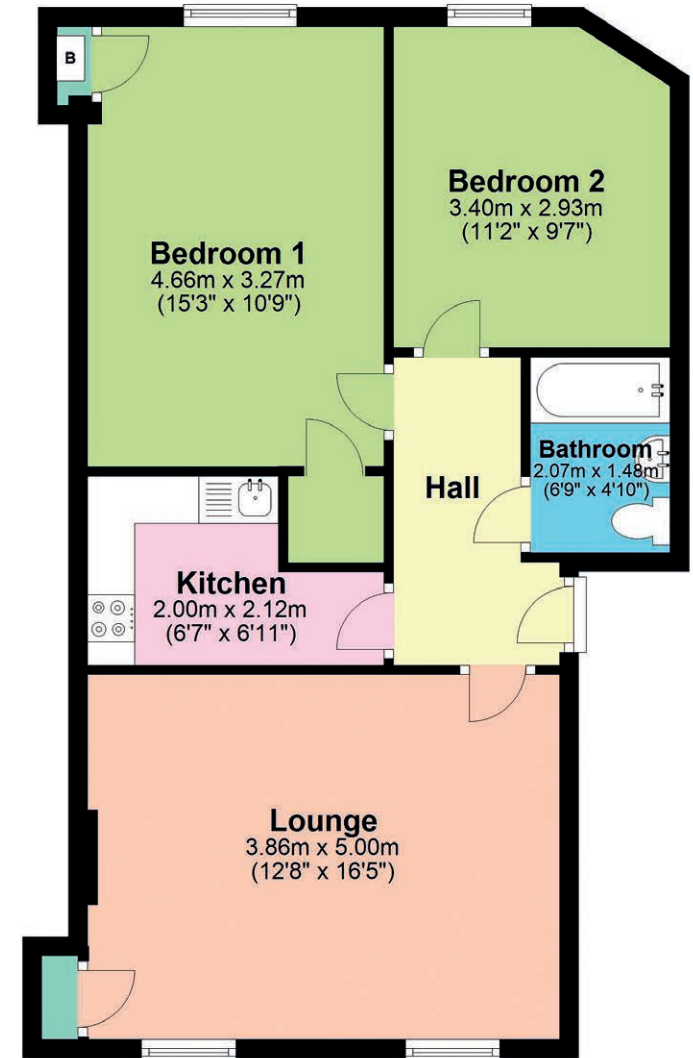
The flat is located within a Conservation Area, in a traditional tenement building in the heart of Marchmont, a particularly sought-after area of Edinburgh ideally located for Edinburgh University, the City Centre and featuring great local shopping facilities and an excellent range of amenities. The property is in the catchment area for Sciennes Primary, James Gillespie's High School, St Peter's RC Primary and St Thomas of Aquin's RC High and is also well placed for George Watsons College and George Heriot's, the Sick Kids Hospital, King's Buildings, Warrender Swim Centre and local parks - the Meadows and Bruntsfield Links. Shops nearby include a Sainsbury Local, Scotmid Supermarket, a Delicatessen, Fish Shops, Wine shop, Chemist, as well specialist shops and Cafes. You can walk across the Meadows to the City Centre, catch a bus from a nearby bus stop and there is residents permit parking in the street.

EPC RATING C





Plan demonstrative only



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 22a Rutland Square
 Edinburgh, EH1 2BB

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale. All measurements are approximate and are not warranted. No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

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