









# 17 Glengyle Terrace, Edinburgh, EH3 9LN

*'Magnificent and elegant main door flat forming part of a highly sought after Victorian terrace positioned directly opposite Bruntsfield Links.'*

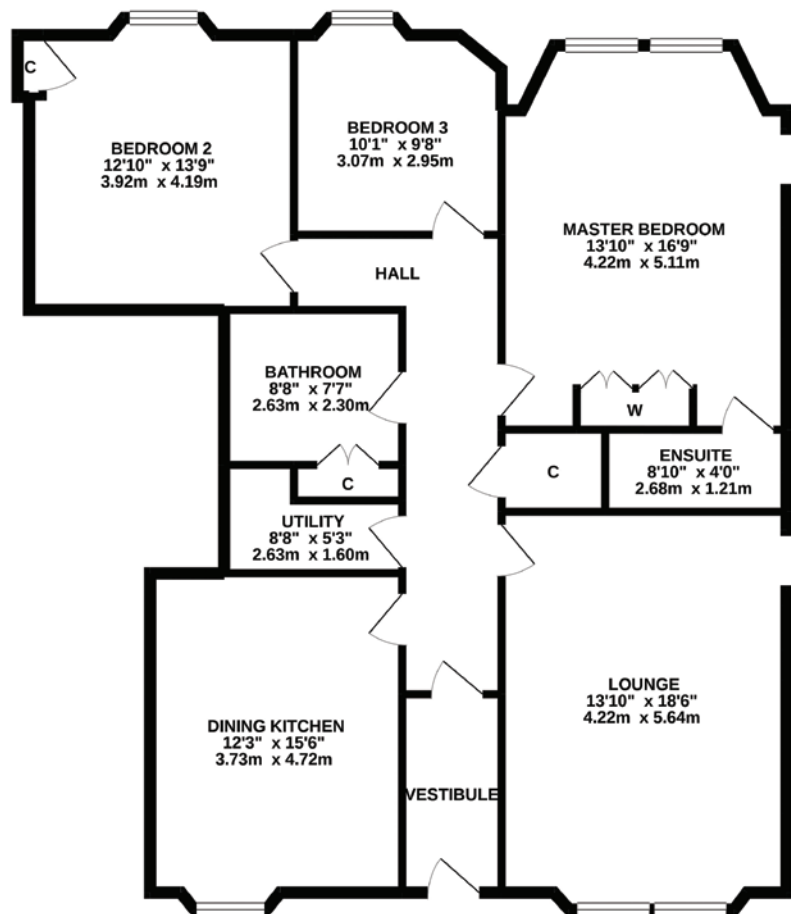
Superb sized accommodation of entrance vestibule, reception hall, south facing twin window lounge with wood burning stove, stylish dining kitchen with granite worktops and appliances, utility cupboard off hallway, master bedroom with ensuite shower room, 2 further double bedrooms and luxurious bathroom with shower above bath. Fine original period features including detailed cornicing, flagstone floor and working window shutters. Gas central heating.

Glengyle Terrace, less than 1 mile South of Edinburgh's city centre, is ideally placed for those working or wishing to take full advantage of living within a cosmopolitan European Capital. Within the immediate vicinity there is an abundance of amenities to meet every day needs including localised shops, Sainsbury's Local, Co-Op Food store, delicatessens, bistros, coffee shops, restaurants, bars, theatres, cinemas, doctors, dentists and Warrender Swim Centre. Literally, on the door step are the open spaces of Bruntsfield Links and the Meadows with pitch and putt, tennis courts and children's play park. Education is also exceptionally well provided for by way of highly acclaimed schools including James Gillespie's Primary and High School, George Watsons College and George Heriot's with a number of Universities in close proximity. At the foot of Lothian Road lies Princes Street with a number of major tourist attractions including Princes Street Gardens and Edinburgh Castle a short distance away. Major access roads and Haymarket Railway Station allow for ease of travel out with the city with a tram link running to Edinburgh International Airport.

**EPC RATING C**



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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