



12 (1F1) Gladstone Terrace  
Marchmont, Edinburgh, EH9 5LT



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# 12 (1F1)

Gladstone Terrace

Bright, well proportioned and easily manageable First Floor Flat forming part of a handsome traditional tenement in a quiet position in the popular and highly regarded Marchmont district of the City.

- Flexible accommodation of character
- Quiet, tree-lined street
- Period features
- Shared rear garden
- Zoned permit parking
- Close to University & the Meadows
- Bay windowed lounge
- Kitchen/dining room
- 2 double bedrooms
- Boxroom
- Shower room



Home Report: £400,000

EPC Rating: C

The flat is entered off a shared stairway with security entry system and comprises broad reception hall, spacious bay windowed lounge, fitted kitchen/ dining room with study/box room off, two good double bedrooms and shower room.

There is gas central heating, access to a sunny shared garden to the rear and zoned permit parking on Gladstone Terrace and in the adjacent streets.

Early viewing is highly recommended to fully appreciate what is on offer.

Extras - To include all fitted carpets and fitted floor coverings, the integrated oven and hob and the washing machine. Please note no warranty will be given as to the working order of the appliances.

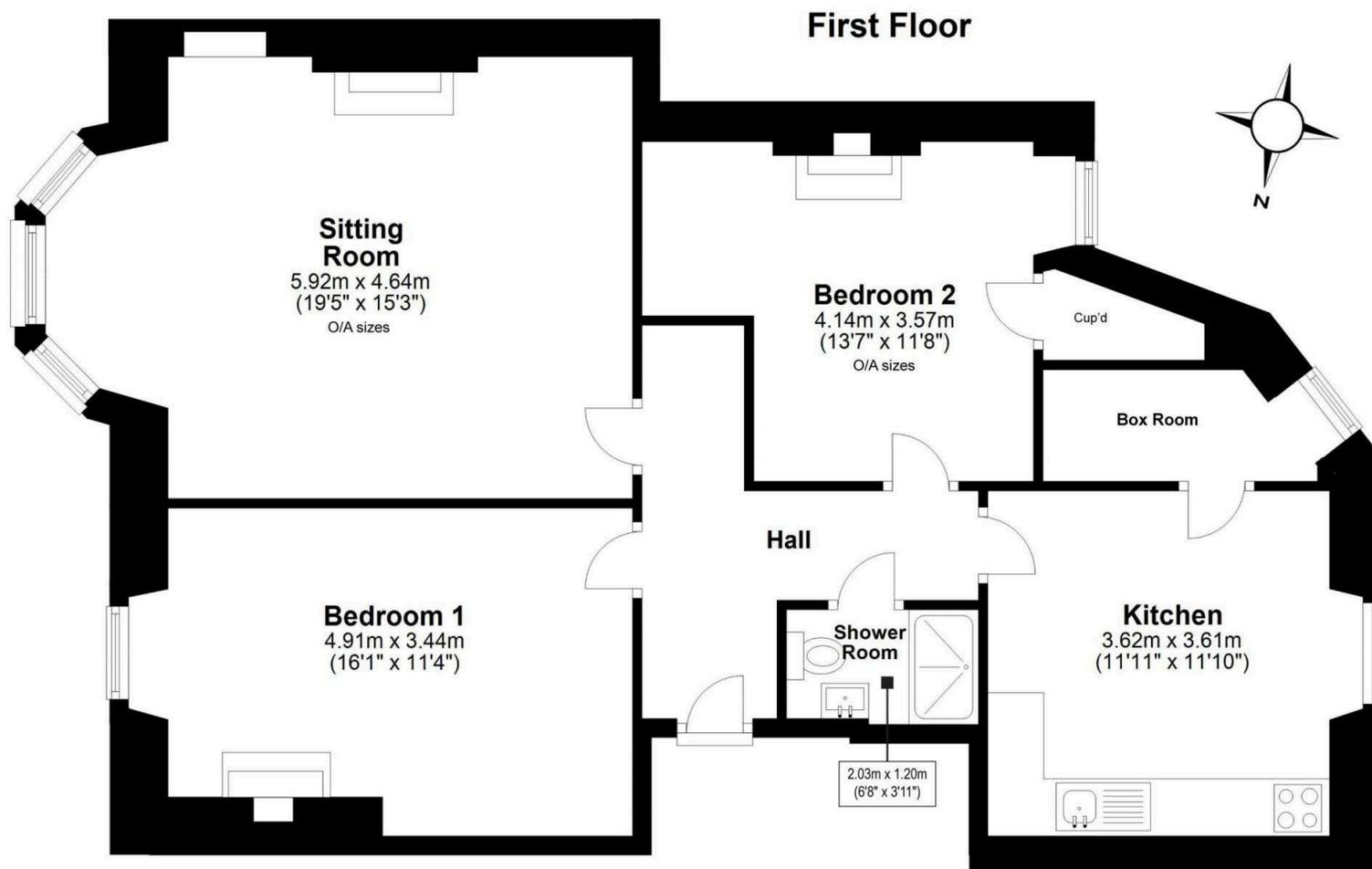


Renowned as a vibrant and sought-after suburb, Marchmont offers a variety of lovely period properties, leafy areas and outstanding retailers.

Situated opposite the Meadows, this area is within easy walking distance of Edinburgh's historic Old Town, the New Town, Waverley Station, and the city's best universities.

A wide variety of cafés, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can all be found on your doorstep and in neighbouring Morningside and Bruntsfield.

The area offers tranquil parks and large green spaces for outdoor activities and picnics. Outstanding state schooling is on offer at primary and secondary level and the area is very well served by frequent public transport services, superb cycle paths and picturesque, leafy walkways.



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