



Gladstone Terrace, Edinburgh, **EH9**





An impressive three bedroom top floor flat with **fantastic views** and a private garden.

Situated on the top floor, this is a rarely available three bedroom flat in Gladstone Terrace, close to the Meadows in the highly desirable area of Marchmont. This well presented flat boasts three large proportioned double bedrooms, a kitchen and a wonderfully bright living room with views to Arthur's Seat.



Offers Over £400,000	Tenure Freehold	Local Authority The City of Edinburgh Council	Council Tax Band E
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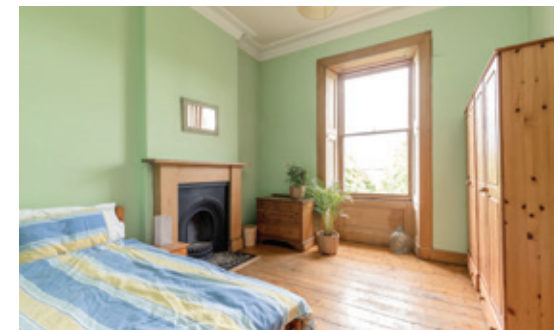


The property is completed with a newly refurbished bathroom with bath and shower, as well as a separate shower room and ample storage. The property also benefits from a private garden, which is rare with flats of this kind.

Location

Gladstone Terrace is one of Edinburgh's most desirable addresses in a sought-after residential area on the city's southside. There are excellent local shops, bistros and bars in Marchmont, Bruntsfield and Morningside. The city centre is a short stroll across The Meadows. The King's Theatre and Dominion Cinema are located close by. Local sporting facilities include several golf courses, the Royal Commonwealth Pool, Waverley Tennis and Sports Club and pleasant walks in the open spaces of the nearby Meadows, Hermitage of Braid and Blackford Hill.

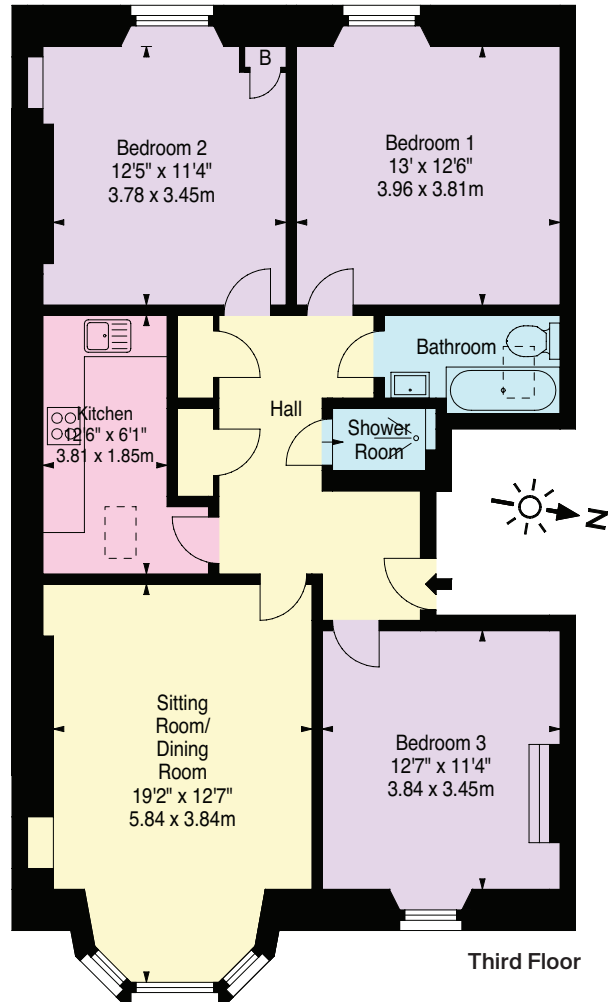
Edinburgh is well known for its excellent private and state schooling. George Watson's College, George Heriot's and Merchiston Castle School are all within comfortable reach. The property is within the catchment areas for the highly regarded Sciennes Primary School and James Gillespie's High School. The property is also located conveniently for Edinburgh University. There is easy access to an excellent local transport network and nearby routes to the City Bypass and Edinburgh International Airport.



Approximate Gross Internal Floor Area 999 sq ft - 92.81 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated May 2023.

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