



Glengyle Terrace, Edinburgh

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

14A Glengyle Terrace, Edinburgh, EH3 9LN

A beautiful south-facing main door garden flat positioned on the edge of the Bruntsfield Links.

Haymarket Station 0.9 mile (Glasgow 40 mins),
M8 (J1) 5.6 miles, Edinburgh Airport 7.9 miles,
Glasgow 45.4 miles

Entrance hall | Sitting room | Kitchen | Dining
Area | 2 Bedrooms | 2 En suite bathrooms
WC Shower room | Box room/study | Utility
cupboard | Resident's permit

EPC Rating Band C

The property

A beautiful south-facing main door garden flat positioned on the edge of the Bruntsfield Links. With real wood flooring throughout, generously proportioned rooms and recent upgrades to the kitchen and decor, this property offers readymade modern living in an enviable location for professionals, retirees or families alike. Situated immediately adjacent to the Bruntsfield Links and nestled behind traditional wrought-iron railings, rustic stone steps lead down to the generous light-filled private courtyard with a built-in storeroom under the steps. The south-facing front courtyard is an attractive sun trap for most of the day.

The front door opens into a convenient entrance vestibule which in turn leads into the welcoming hallway. As the corridor continues, a shower room, separate guest WC, utility cupboard and store cupboard can be found.

Two en-suite bedrooms are located either side of the hallway, both flooded with natural light from the South-facing windows and both offering ample storage with walk-in cupboards. Bedroom 1 benefits from a large bathroom with WC, double sink, bathtub and separate shower. Bedroom 2 has an en-suite with WC, large sink and shower.

To the rear of the property can be found the spacious living room with large windows

overlooking the private garden. From the living room there is access to the box room / study space which could be extended to allow for direct access to the hallway, subject to the necessary consents.

Next to the living room is the recently installed premium kitchen with breakfast island and quartz worktops. The kitchen comes fitted with an integrated full size dishwasher, American style fridge freezer and AEG oven, hob and extractor. This opens up to the adjoining dining room which could easily be converted back into a third bedroom if required.

The glazed back door leads directly from the kitchen to the private, fully enclosed, low-maintenance rear garden which benefits from evening sun.

The property offers huge onward potential as it could easily be converted to a three bedroom flat as outlined in the alternate floorplan, subject to acquiring the necessary consents. Additionally, the existing box room / study could be enlarged and given direct access from the hallway again subject to acquiring the necessary consents.

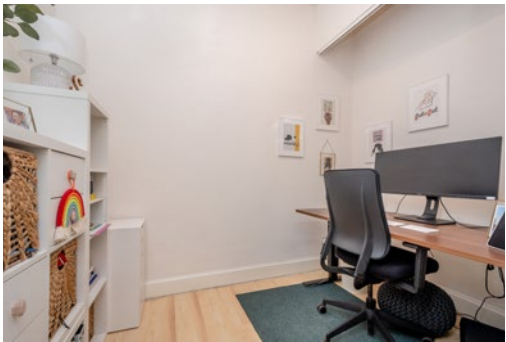
Permit parking is available on Glengyle Terrace.

Location

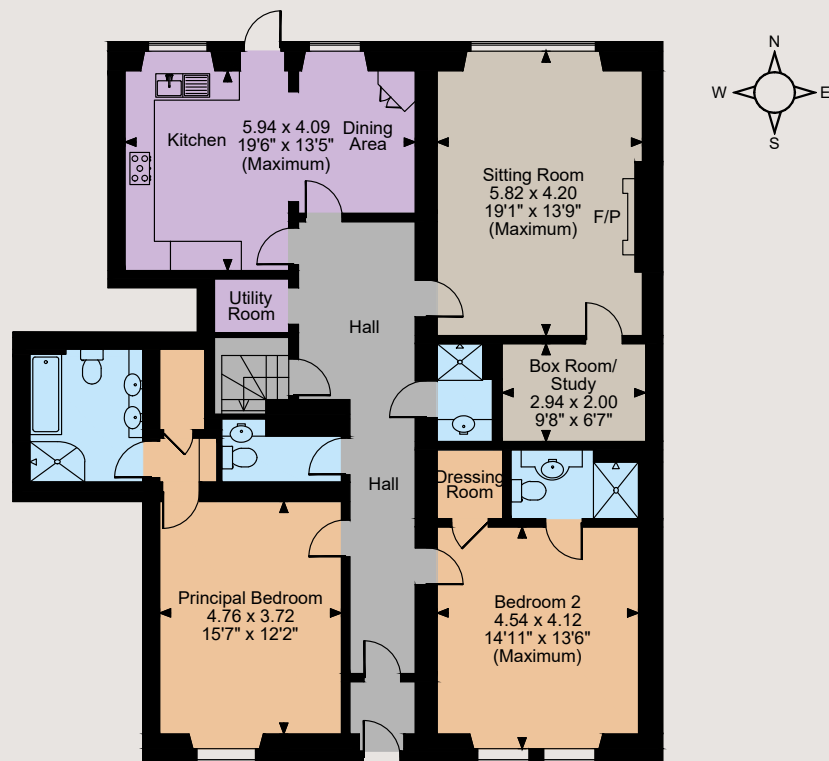
Glengyle Terrace is situated less than 1 mile South of Edinburgh's city centre and is ideally situated in the heart of Bruntsfield. Within the immediate vicinity there is an abundance of amenities to meet every day needs including localised shops, Sainsbury's Local, Scotmid Food store, delicatessens, bistros, coffee shops, restaurants, bars, theatres, cinemas, doctors, dentists and Warrender Swim Centre.

On the opposite side of the road is the green open space 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.





Floorplans
House internal area 1,575 sq ft (146 sq m)
For identification purposes only.



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8588526/MJA

Location (cont.)

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. The nearest bus stop is just a short walk away.

General

Local Authority: City of Edinburgh

Services: Mains water, gas, electricity and drainage

Council Tax: Band D

Fixtures and Fittings: To be included are the wardrobes, American fridge freezer, courtyard seating and bench. Excluded from sale are the Quooker boiling water tap, washing machine and tumble dryer.

Tenure: Freehold

Offers Over: £675,000

Edinburgh

76 George Street, Edinburgh EH2 3BU

0131 226 2500

edinburgh@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

