NEILSONS

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Offers Over

£650,000

14 Lonsdale Terrace

Tollcross | Edinburgh | EH3 9HL

A rarely available main door flat, forming part of an elegant period terrace and enjoying a superb central location, overlooking the capital's iconic Meadows and within walking distance of many of central Edinburgh's most famous attractions, bars and eateries.

- 4 bedrooms
- 2 public rooms
- 1 bathroom
- On-street permit parking
- Private front garden
- EPC rating – G
- Council tax band- F

Description

A much-loved family home for many years, this property now presents an exciting opportunity for comprehensive modernisation throughout. Offering a generous floor space and excellent potential, it provides the perfect blank canvas to create a bespoke home tailored to individual tastes and requirements, with ample space for a growing family.

The property is accessed via a neat private garden, bordered by mature hedgerow, into a tiled vestibule and extensive hallway with attractive cornice work and some useful built-in storage. The accommodation briefly comprises; an elegant bay fronted reception room with south and west facing views towards the Meadows, ornate cornice work and focal fireplace. A spacious dining kitchen with utility off, which is brimming with potential and includes a variety of base mounted units, wood worktops and a good-sized dinning space. A generously proportioned principal bedroom with opulent focal fireplace, twin sash and case windows, cornice and picture rail, two further spacious double bedrooms, a comfortable sitting room/fourth bedroom and shower room with two-piece white suite and walk in shower with low maintenance we wall panelling.

Extras

All fixtures, fittings, floor coverings, light fittings, white goods and standard kitchen appliances will be included. Please note that the heating is currently by way of electric wall heaters, though a gas connection could easily be installed via the usual channels.

Gardens and Parking

There is a neat lawned garden to the front and side of the house, bordered by a mature hedgerow giving the space a nice feeling of privacy. The Meadows are located just across the road, with its charming open spaces, pitch and putt, sports facilities, children's playparks and adjacent cafes. On-street permit parking is available on Lonsdale Terrace and some of the adjacent roads.

Viewing

By appointment through Neilsons (0131 625 2222).

Location

Lonsdale Terrace is a pretty, tree-lined street situated on the edge of The Meadows, in the popular Tollcross area of Edinburgh. The location offers an excellent balance of green space and city living, with The Meadows providing a pleasant setting for walking, running and relaxing outdoors. A wide range of local cafés, independent shops, restaurants and bars can be found nearby, particularly around Tollcross, Bruntsfield and the neighbouring Grassmarket. The area is also well placed for Edinburgh's city centre, with the Old Town, Princes Street and George Street all within easy reach. The University of Edinburgh is close by, and the property is in the catchment area of James Gillespie's as well as being conveniently located for a number of well-regarded independent schools, including George Heriot's School, George Watson's College and Erskine Stewart Melville Schools.

Approx. Gross Internal Floor Area 197 Sq M / 2118 Sq Ft.

Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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For helpful, friendly, personal advice, get in touch.

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