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**16 MELVILLE TERRACE
GROUND FLOOR
MARCHMONT
EDINBURGH**

Fabulous opportunity to purchase an extremely attractive apartment in a traditional Victorian tenement overlooking the Meadows. Excellent sized accommodation retaining many original features. Viewing is highly recommended.

Accommodation comprises secure entrance, spacious large hallway, bay windowed lounge, livingroom/kitchen/dining, two double bedrooms, boxroom, bathroom and separate cloakroom. Gas central heating. (HMO compliant).

Fixed Price £285,000





DESCRIPTION

This is a well presented and modernised ground floor apartment offered in walk-in condition and suitable for the professional or investor alike. Upgraded in recent years and offering modern everyday comforts. Retains many original features. Viewing is highly recommended. The flat is compliant with HMO requirements.

SITUATION

The apartment is situated within the ever popular Marchmont area and overlooks the Meadows. The tenement is well kept and is served by an entryphone system. Situated close to the Sick Childrens Hospital and Edinburgh University etc. Tollcross and Newington areas are also within easy walking or commuting distance. There are a great variety of local shops closeby. Parking is by permit or meters.





ACCOMMODATION

All sizes are approximate

HALLWAY

Entered via a solid wooden door from the well kept common stairwell. Entryphone handset. Smoke detector. Space for some furnishings. Radiator. Laminated flooring.

LOUNGE

21'0" x 12'9" (6.40m x 3.66m)

This room is an extremely spacious bay windowed room with outlook over the Meadows and retains many ornate features including marble fireplace, ornate cornice and centre rose, panelled woodwork and shutters. Freshly decorated, Carpet, radiator and light shade. Edinburgh shelf press.

LIVINGROOM/KITCHEN/DINING

15'0" x 11'0" (4.57m x 3.35m)

This room is of good proportion and overlooks the well kept rear garden. It is separated into two defined areas. Cupboard housing combi central heating boiler. Laminated flooring. The modern kitchen units have been fitted in recent years and incorporate the integrated hob, oven and extractor hood together with the tall fridge/freezer and washing machine. Co-ordinated worktops and tiling.



BOXROOM

7'6" x 4'3" (2.13m x 1.22m)

A good boxroom or study. Situated directly off the hallway. Carpet.

BEDROOM

15'3" x 10'0" (4.57m x 3.05m)

Situated to the rear of the building overlooking the well kept mutual garden. A great sized double bedroom with ample power points. Feature fireplace and cornice. Carpet. Blinds and radiator.

BEDROOM

14'6" x 7'6" (4.27m x 2.13m)

This bedroom is situated to the front and offers excellent views over the Meadows. Freshly decorated. Carpet and radiator. Blinds and light shade.

BATHROOM

7'6" x 4'3" (2.13m x 1.22m)

Fitted with a classic white bath and wash hand basin. Electric instant shower over bath. Splashboard surround. Vinyl floor covering. Fresh dOcor. Extractor fan.

CLOAKROOM

Separate cloakroom fitted with a white w.c. suite and wash hand basin. Vinyl floor covering. Extractor.





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GARDEN

To the front of the garden there is a small garden. To the rear there is a mutual well kept shared garden.

ENTRY

By Arrangement.

VIEWING

By appointment telephone client on 07795 347027 or Russel + Aitken on 0131 20 20 600.

PRICE

Fixed Price £285,000.

PROPERTY FILM TRAILER

View property movie at <http://www.ShootHome.TV>

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

