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**7 ROCHESTER TERRACE
MERCHISTON
EDINBURGH**

This impressively large main door flat with garage forms part of a recently and extensively refurbished sandstone tenement within one of the city's most sought after residential districts

Entrance vestibule, reception hall, wc, sitting room, dining room, kitchen, four double bedrooms, study/bedroom five, boxroom/workroom and bathroom.

Private front garden and shared rear garden with direct access to the property's private garage

Offers Over £470,000



GENERAL DESCRIPTION

This is an impressive main door flat enjoying a prominent location in the much sought after residential area of Merchiston. This large home boasts versatile and generously proportioned accommodation that displays a number of original period features and has the added advantage of a single garage which backs onto its rear garden. A particularly spacious entrance vestibule leads into a large reception hall with several storage cupboards. The superb sitting room has large bay window overlooking the garden and Mardale Crescent. A separate dining room overlooks the rear garden and has door to the kitchen. The kitchen has window and door overlooking and leading out on to the rear garden. Also situated off the kitchen is an inner hall and wc which has window to the rear. There are four double bedrooms, with bedroom one presently being used as a public room and features a large twin window on the corner of Rochester Terrace and Mardale Crescent. A fifth bedroom /study overlooks the rear garden and a useful boxroom/workroom is situated off the reception hall. Finally the bathroom features a three piece suite and has window to the rear. A particular feature of this fine home is that it has its own private front garden and the shared rear garden which gives direct access to the garage. Viewing is strongly recommended to fully appreciate the many attractive features of this sizable home.

SITUATION

Rochester Terrace forms part of the sought after residential area of Merchiston which lies approximately a mile and a half south of the City Centre. The property is well located for ease of access to the City Centre by foot or by a regular bus service. Also within walking distance of the property are a diverse range of amenities which include individual specialist shops and a selection of supermarkets. The local area offers an excellent choice of bistros, bars, cafes, restaurants, theatres, cinema and a library as well as banking, post office and health care amenities. There are excellent schools in the area in both the private and public sectors. The property is only a short walk from Napier's Merchiston campus and the campuses at Craighouse and Craiglockhart are a short drive away. Also to be enjoyed locally are the wide open spaces of Bruntsfield Links and The Meadows. For commuters the City Bypass is accessed to the south and offers links to the A1, M8, M9, the Forth Road Bridge and Edinburgh International Airport.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE VESTIBULE

18'1" x 6'5" 5.50m x 1.97m

This large entrance vestibule is gained via the original timber door with stained glass fanlight above and screens to either side. Etched glass panelled door with stained glass screens and fanlight leads through to the reception hall. Displays cornice work, picture rail, terrazzo tiled floor, decorative archway and recess.

RECEPTION HALLWAY

This broad 27 foot long hallway provides access to all apartments within the property. The hall displays cornice work, decorative archway and has four cupboards off, two of which are walk-in providing excellent storages space.

SITTING ROOM

22'0" x 15'0" 6.71m x 4.57m (into bay)

This large traditional bay windowed room overlooks the private front garden. Displays impressive cornice work, picture rail,

working shutters and feature fireplace with inset gas fire and open shelved press.

DINING ROOM

13'3" x 9'10" 4.04m x 3.01m

This room has rear facing window with working shutters overlooking gardens. The room has door to the kitchen and two cupboards off, one of which is walk-in.

KITCHEN

11'6" x 11'3" 3.52m x 3.42m

This room has window and door overlooking and leading out on to the rear garden. The room features modern units, worktop and sink. The room has larder cupboard off and door to the inner hall and wc.

WC

Gained off the inner hall, this room has window to the rear and features a wc.





BEDROOM 1

19'8" x 15'3" 5.30m x 3.83m

This impressive room with corner twin window overlooks the front garden and features working shutters. The room displays intricate cornice work, picture rail, shelved press and feature fireplace with inset gas fire. The room is presently used as a public room.

BEDROOM 2

17'4" x 12'6" 5.30m x 3.83m

This traditional double bedroom has front facing window overlooking the garden. The room displays cornice work and feature fireplace with inset gas fire and shelved press to the side.

BEDROOM 3

17'2" x 12'0" 5.23m x 3.66m

This traditional double bedroom has window with working shutters overlooking the front garden. The room displays intricate cornice work, picture rail, shelved press and feature fireplace.

BEDROOM 4

11'10" x 9'1" 3.51m x 2.76m

This double bedroom has window with working shutters overlooking the back garden and displays cornice work.





BEDROOM 5/STUDY

8'8" x 6'10" 2.64m x 2.08m

This room is suitable for a variety of uses and has window with working shutters overlooking the back garden.

BOXROOM/WORKROOM

7'2" x 5'5" 2.19m x 1.67m

This versatile room with small window onto the tenements common stair is presently used as a workroom.

BATHROOM

This L shaped room has rear facing window and features a white suite comprising WC, wash hand basin and bath with electric shower over. Displays extensive tiling and wood panelling.

HEATING

The property has a system of white meter electric heating.

GARDENS

To the front of the property there is a private garden enclosed by mature privet hedging and overlooks Rochester Terrace and Mardale Crescent. To the rear of the property there is a shared walled garden displaying lawn, border and sun patio adjacent to the property. Direct access to the kitchen and garage.

GARAGE

To the rear of the property accessed from a lane off Merchiston Crescent there is a private single garage which has door leading to the property's rear walled garden. Lighting and power supplied.

ENTRY

By Arrangement

VIEWING

Thursday 7-8pm Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 20 20 600 or Seller on 07900 203 004.



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Schematic Diagram only - Not to scale

PRICE

Offers Over £470,000

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.

