



Offers Over £410,000

Postcode: EH12 6NG

Bedrooms: 2

Council Tax: Band F



Exceptional, sympathetically modernised, light and attractive, three-bedroom upper apartment in move-in condition with a private drive and garage. Who wouldn't want it?

This exceptional two-bedroom, two-reception room upper apartment is set in a carefully converted, semi-detached Victorian villa located in one of Edinburgh's most desirable neighbourhoods. Inside, it's fresh; it's bright; and it's very, very beautiful. The exclusive, quiet and peaceful street outside belies how close the property is to a main road and excellent transport links to the city centre and beyond, in one direction, or the Gyle and the airport in the other. With a stunning, bright sitting room (or third bedroom) overlooking the street and wonderful views southwards across the city to the Pentlands from the rooms to the rear of the property; not to mention the period cornicework and ceiling roses, this is a flat that will persistently, if subtly, raise the spirits of its occupants.

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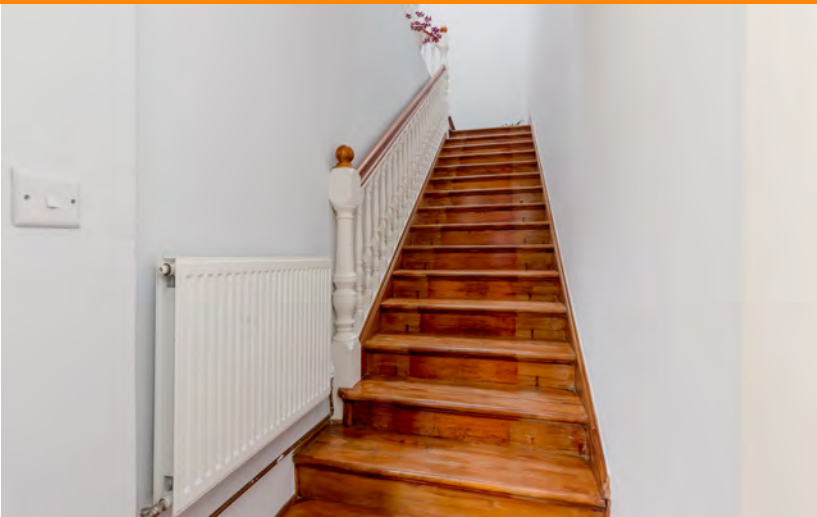


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No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with Mattac as soon as possible and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.



To the rear of the property, the dining/sitting room could easily serve as the focal point of a home for a small family. The large window, double-glazed in a style similar in appearance to the original sash and case windows, provides those wonderful views across the Pentlands and plenty of natural light. The kitchen lies off the dining/sitting room and contains built-in appliances including, a dishwasher; a gas hob with extractor hood; and a double electric oven. The standalone, extra-large, fridge-freezer is also included; and any keen chef, or just anyone who like to spread things out, will appreciate the extra-wide worktops which sit above the cabinets with their natural wood doors. Households more focused on the adult occupants might, of course, prefer to make the large, front sitting room their preferred and spacious refuge from the world. Equally, however, it could be a bright and spacious third bedroom.

The main bedroom contains an expansive and very attractive built-in wardrobe, while the bathroom has one of those rarities in the UK: a four-piece bathroom suite, complete with bidet! But that's not all, as the bath is also fitted with spa jets for the ultimate in bathtime relaxation!

And where so many older homes with character are let down by a lack of storage, this one has more than anyone might need. There's a fully-floored, L-shaped loft, with legs running the length and breadth of the property, respectively; and, even more usefully, there's a garage/workshop running the full depth of the building.



19/2 Belgrave Road, Edinburgh



Freshly redecorated, the pleasing, neutral décor seen throughout the flat, and the original wooden floors, are in excellent condition, giving a property that is truly in move-in condition.

Outside, there is an easily maintained front garden with a well-kept lawn and driveway parking for at least two cars. It's an ideal space for sitting with a picnic; a good book; or, perhaps, both on a sunny, summer afternoon.

Edinburgh's city centre is only a few minutes away by bus or car; and there is a large Tesco Extra, a Lidl and a Gym Group gym within easy walking distance, as is St Margaret's Park. Slightly nearer the Gyle is the David Lloyd Sports Centre. Local shops, a post office, banks, bars and restaurants on St John's Road are only just around the corner. Rugby fans would have no difficulty in strolling down to Murrayfield on match days; and Haymarket railway station is only slightly further on, with its access to Glasgow, across Scotland and beyond.

The property benefits from gas central heating with a combi boiler and modern double-glazing, most of which is in a style sympathetic to the original sash-and-case windows that would have adorned the building when new. The kitchen appliances are included in the price.



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Features

Gas central heating and double-glazing. Underfloor heating in kitchen and bathroom.

Viewing

Viewing is by appointment with the selling agents. A video tour is available online.

Notes

All light fittings, window coverings are included in the price. No paperwork will be provided in relation to the Velux windows and a title indemnity policy will be procured in lieu thereof.