




McEwan Fraser Legal
Solicitors & Estate Agents
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7/4 Leven Terrace

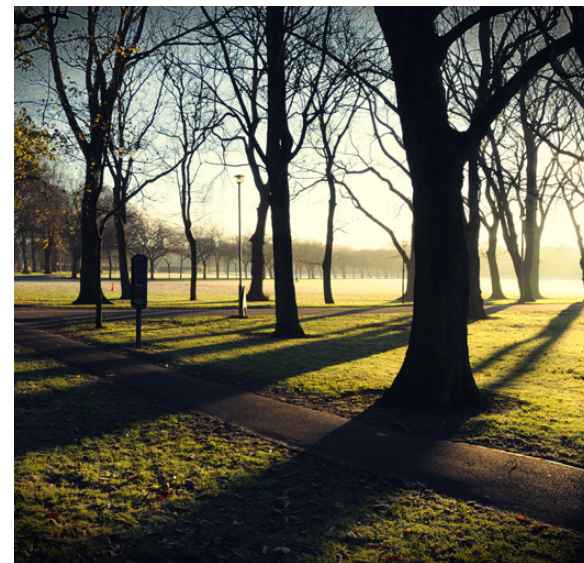
LAURISTON, EDINBURGH, EH3 9LT

7/4

LEVEN TERRACE

Leven Terrace is ideally situated in Lauriston, directly overlooking Brunstfield Links and the Meadows, one of the most sought after residential areas of the city. The area provides wide green open spaces perfect for joggers, cyclists and dog walkers alike. Edinburgh Castle and Princes Street can also be found within reasonable walking distance along Lothian Road, whilst a wide variety of local shops and supermarkets in the immediate vicinity provide excellent amenities for everyday living.

The area is also within walking distance of Edinburgh's financial district, with both Waverley and Haymarket railway station less than a mile away for further commuting. Excellent bus services link the neighbourhood to the rest of the city and the growing tram service gives easy access to the west of the capital including to the Gyle and Edinburgh Airport. The area offers a great cosmopolitan choice of eating and drinking places and all of the central theatres, cinemas, museums, and gyms are within walking distance. 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.



7/4

LEVEN TERRACE

McEwan Fraser Legal is delighted to present this spacious three bedroom second-floor tenement flat to the market. The property boasts a stunning corner position with bay widow directly overlooking Bruntsfield Links and the Meadows. The property is naturally bright, enjoys generous proportions throughout and is presented in excellent internal order with a host of period features well-matched with contemporary modern decor. There is also a communal rear garden.

On entering the property, you find a wide welcoming hallway which includes three integrated storage cupboards to help manage the day to day clutter and gives access to all further apartments. The accommodation is focused towards a stunning dual aspect lounge with turret style bay window with open aspect over the Meadows. The reception room is beautiful and boasts high ceilings, ornate cornice, traditional sash and case windows, wood panelling and working shutters. A large fireplace makes for a wonderful focal point and the floor space on offer means you have the flexibility for a variety of different furniture configurations. Moving along the hall from the lounge, there are three well proportioned double bedrooms that sit adjacent to one another. Bedrooms two and three are spacious double bedrooms that retain many traditional features including their coving and fireplaces. However, bedroom one is spectacular with a double sash and case window, large floor space for a full range of furniture and ornate features that match those of the lounge. Moving to the end of the hallway, you find the large kitchen which comprises a full range of base and wall mounted units with integrated appliances and plenty of prep space for the aspiring chef. The kitchen also has a large traditional larder which has been cleverly adapted to form a lovely home office. Internal accommodation is completed by the bathroom which is partially tiled and boasts a three-piece white suite with shower over bath.

It is the first time in over a decade that this style of corner flat with the right aspect has been offered for sale on Leven Terrace. It is an opportunity not to be missed and viewing is highly recommended.





PROPERTY SPECIFICATIONS

FLOOR PLAN DIMENSIONS LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge	5.38m (17'8") x 4.14m (13'7")
Kitchen	4.17m (13'8") x 3.68m (12'1")
Study	2.46m (8'1") x 1.88m (6'2")
Bedroom 1	5.42m (17'9") x 4.15m (13'7")
Bedroom 2	4.41m (14'6") x 4.20m (13'9")
Bedroom 3	4.20m (13'9") x 3.64m (11'11")
Bathroom	2.03m (6'8") x 1.58m (5'2")

Gross internal floor area (m²): 132m²

EPC Rating: C

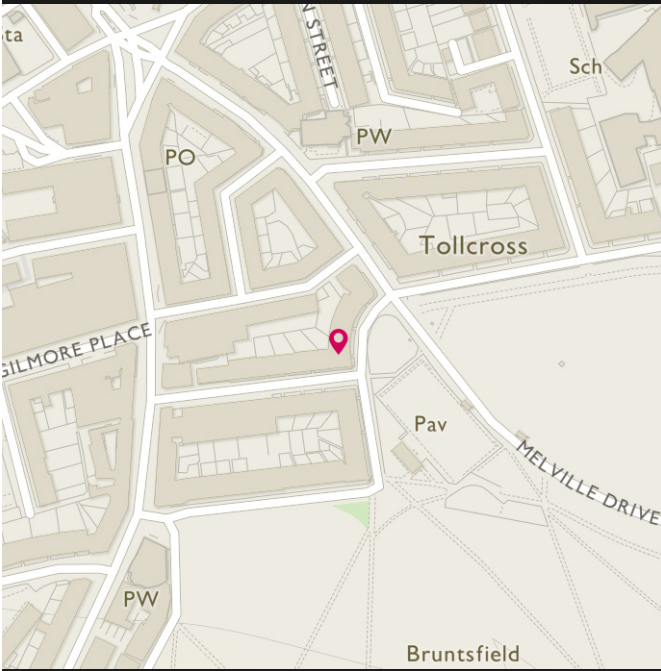


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Part
Exchange
Available

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