

# 18/2 Gladstone Terrace

NEWINGTON, EDINBURGH, EH9 1LS



*An architectural masterpiece on Gladstone Terrace,  
an impeccably renovated three-bedroom ground floor  
flat with private front and back gardens*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Jonny Clifford with McEwan Fraser Legal is delighted to present this exquisite three-bedroom flat, a residence that redefines contemporary elegance within a traditional setting. Quietly situated on the highly coveted, tree-lined Gladstone Terrace, it is within walking distance of the expansive Meadows and just a short journey from the city centre. The flat has been transformed to an exceptional standard, seamlessly blending period grandeur with cutting-edge design, complemented by thoughtfully landscaped spacious front and back gardens, and meticulous attention to detail.

# THE LIVING ROOM / KITCHEN

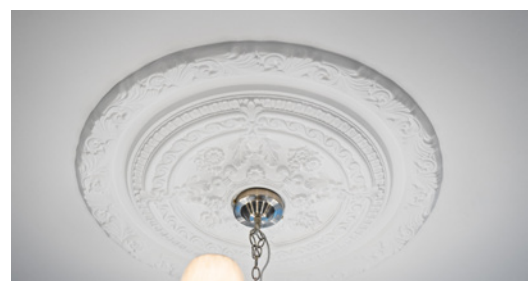


At the heart of the home is a spectacular open-plan living area, featuring ornate original cornicing, soaring ceilings, elegant chandeliers, and exquisite proportions. This space is designed as much for entertaining as for everyday living. Large bay windows with original shutters flood the room with natural light, bathing it in sunshine throughout the day and highlighting the rich textures and muted tones that define the space. Designer radiators, underfloor insulation and a Nest thermostat system provide warmth and charm throughout. All walls have been professionally replastered and finished with carefully selected Farrow and Ball paint, creating a refined, modern aesthetic with a touch of understated luxury.





The Magnet Premium kitchen is a masterpiece of both form and function. It features book-matched quartz worktops, soft-close cabinetry, and a full suite of integrated premium German appliances, including a dual-fuel cooker, steam-function microwave, Wi-Fi-enabled oven and dishwasher, designer cooker hood. This kitchen offers the perfect setting for both culinary creativity and relaxed entertaining. The hallway features a bespoke display niche and a cleverly designed laundry area, transformed from a former full-height storage cupboard.







The main bathroom embodies quiet luxury with smooth polished microcement walls, a highly popular, stylish, and easy-to-maintain finish. It features ambient LED mirror lighting, a deep soaking bath with a Lusso Stone waterfall shower, and modern Ideal Standard and Geberit wall-mounted fittings.

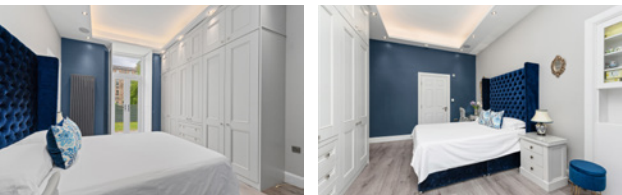
# THE BATHROOM





The principal suite is a true sanctuary, both indulgent and understated. It features a bespoke, luxurious six-door wardrobe and built-in ceiling speakers. French doors open directly onto the private rear garden, creating a seamless connection between indoor and outdoor living. The accompanying en-suite bathroom, clad in striking Italian marble, includes a walk-in rainfall shower from Lusso Stone, a bespoke wall-hung vanity, and customised mirrored cabinets above a Japanese smart toilet, a space that feels more like a boutique hotel than a private residence

# BEDROOM 1

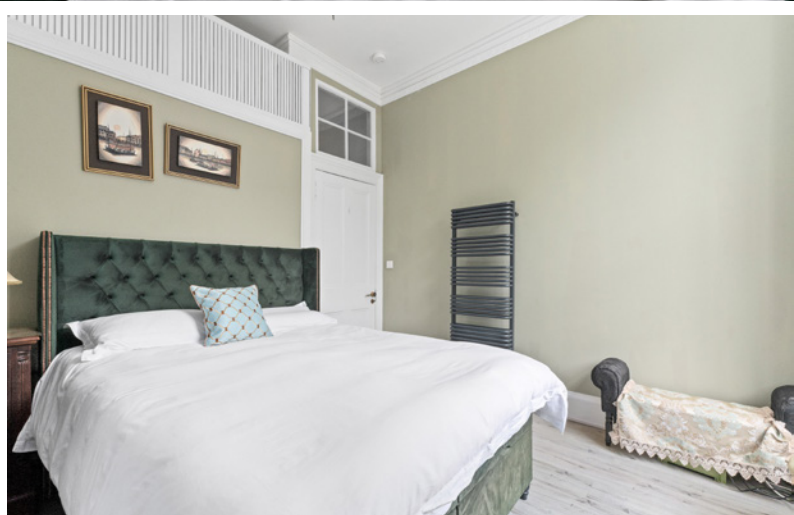
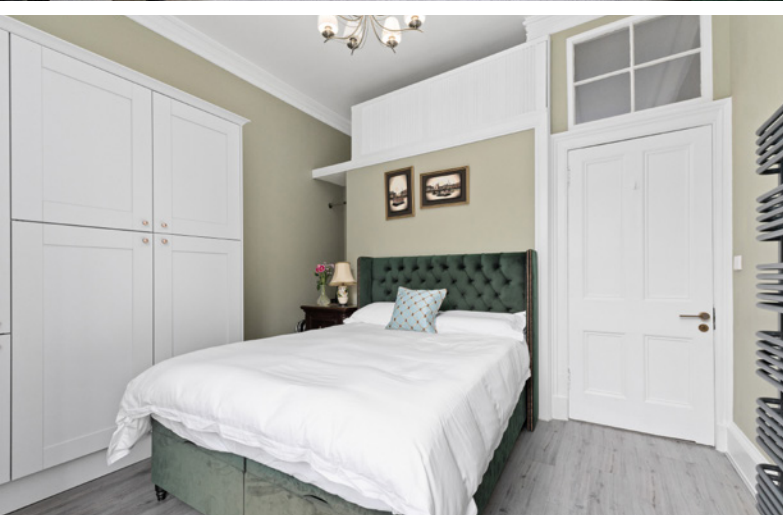




The second bedroom is beautifully proportioned, featuring a handcrafted bespoke wardrobe and tranquil garden views from the bed, perfect as a refined guest retreat. The third bedroom is equally spacious and filled with soft natural light, offering flexibility for freestanding furniture or a cosy reading nook.

Rare among traditional Edinburgh flats, the ceiling structure of this home has been completely rebuilt and insulated with a dual-layer decoupling acoustic system. This thoughtful architectural enhancement ensures exceptional soundproofing and true silence from above, offering a level of privacy and tranquillity that must be experienced to be believed. Whether in the living spaces or bedrooms, this is a home defined by deep quietude and calm. Additionally, the property benefits from a secure, private storage room within the communal stairwell, offering valuable extra space rarely available in homes of this style.

## BEDROOM 2





# BEDROOM 3





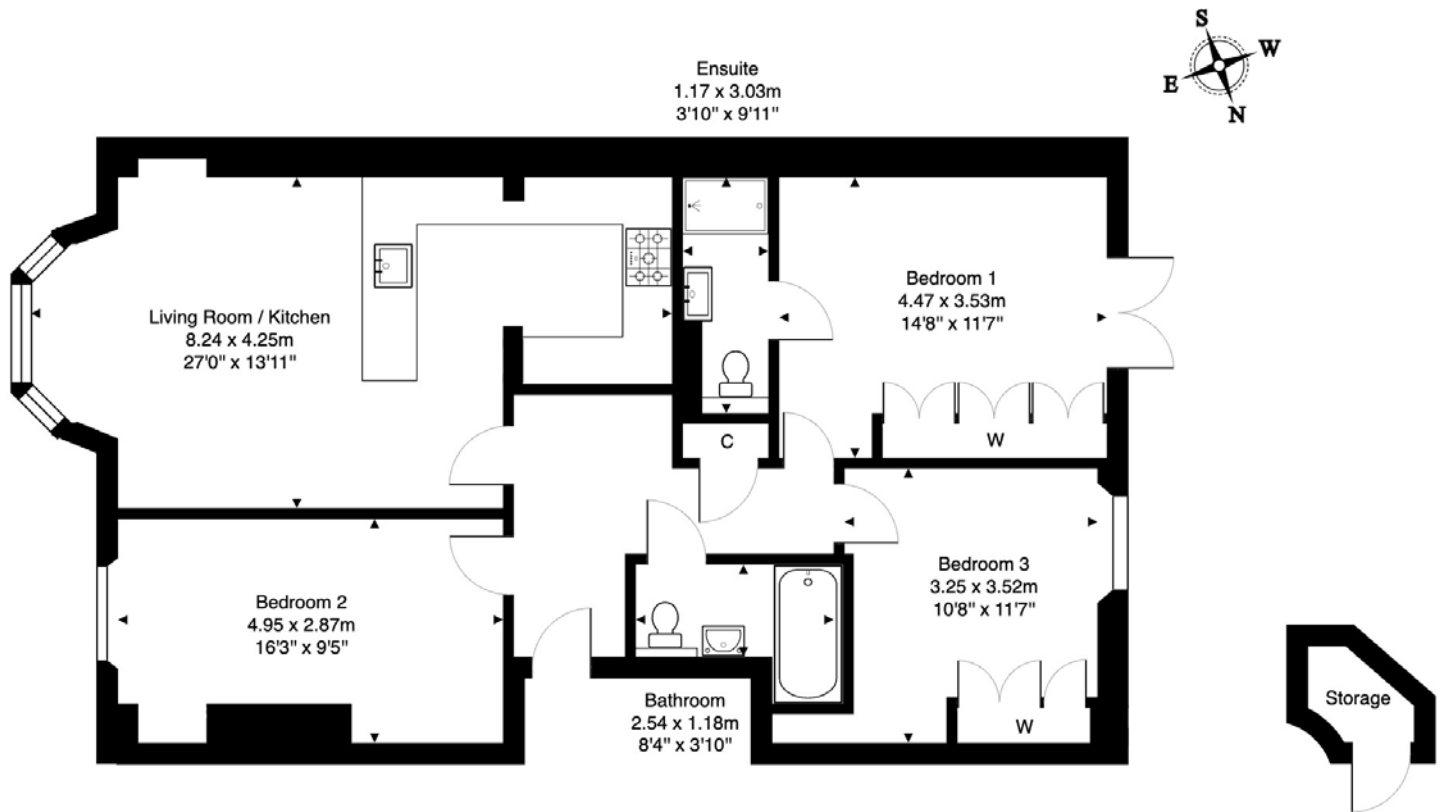
What truly elevates this residence into the realm of the exceptional is its rare dual garden offering. At the front, a generously sized, beautifully landscaped private garden provides instant charm and curb appeal. To the rear, accessed through elegant double-glazed French doors from the principal bedroom, lies a serene enclosed garden, a private oasis perfect for morning coffee, al fresco dining, or quiet moments under the open sky. Both gardens are enhanced with contemporary-style sheds for additional storage. Outdoor space of this calibre is almost unheard of in properties of this kind and adds immeasurable lifestyle value to an already remarkable home. Early viewing is strongly recommended to fully appreciate its uniqueness and splendour.

# EXTERNALS



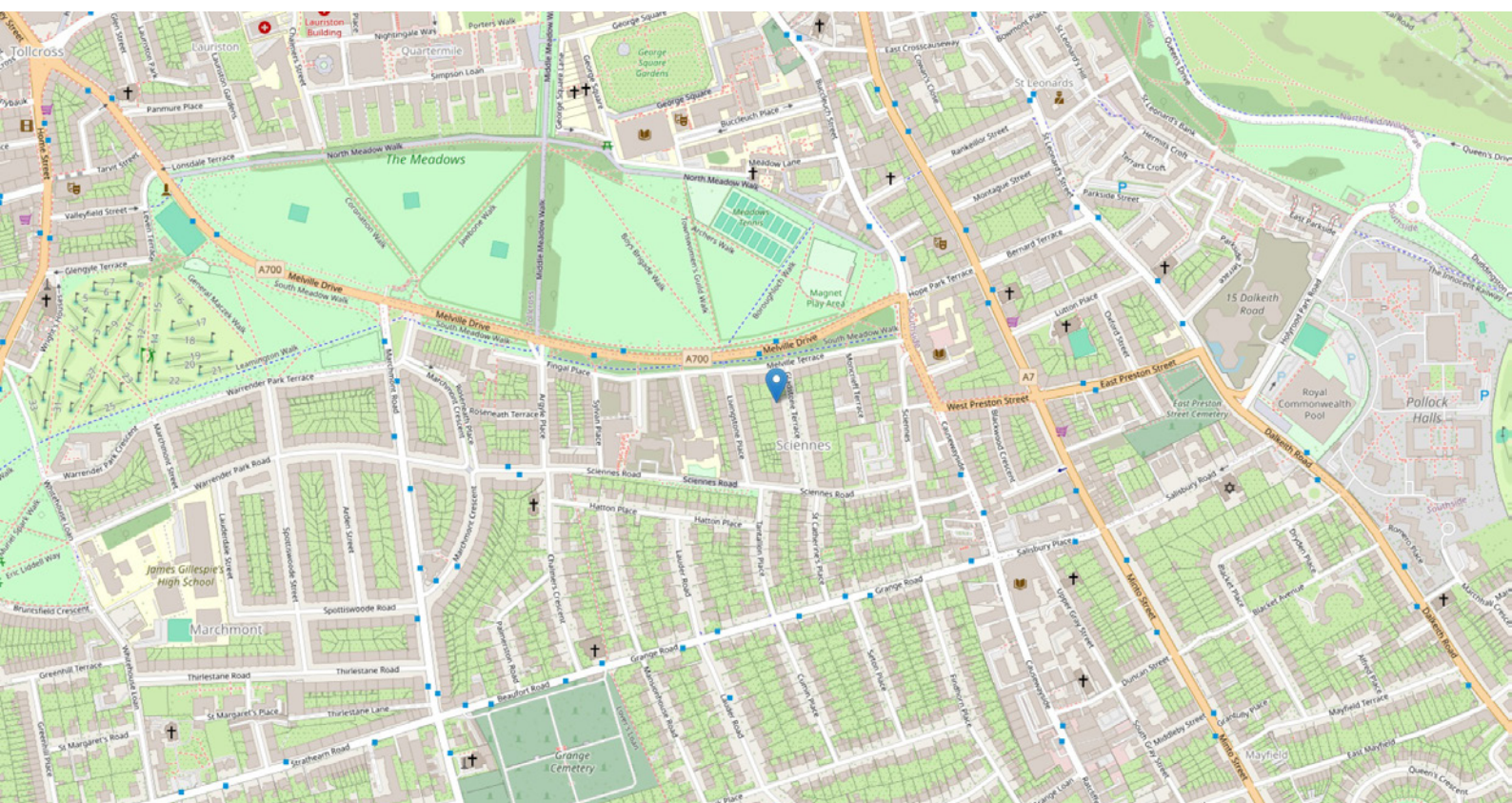


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup> (excluding the stairwell storage room) | EPC Rating: C





# THE LOCATION

Situated in the highly regarded Southside of Edinburgh, Gladstone Terrace is a beautifully tree-lined street positioned just moments from Sciennes Primary School, one of the most sought-after and highly ranked schools in the city. This coveted address offers the perfect blend of residential charm, vibrant local culture, and unrivalled convenience. Renowned for its Victorian architecture, peaceful atmosphere, and strong sense of community, Gladstone Terrace sits between the bustling districts of Bruntsfield, Newington, and Marchmont, placing residents within easy reach of everything that makes city living so desirable.







Families are particularly drawn to the area for its proximity to outstanding schooling, with Sciennes Primary just a short stroll away and well-regarded secondary options also within the catchment area. The location is also ideal for professionals, academics, and creatives, thanks to its easy access to Edinburgh University, the Royal Hospital for Sick Children, and the city centre, all of which are walkable. At the end of the street lies the wide, open greenery of The Meadows, one of Edinburgh's most cherished public parks, offering walking paths, play areas, tennis courts, and a year-round calendar of community events and festivals.

The nearby streets of Causewayside, Marchmont Road, and Newington are lined with independent cafés, artisan bakeries, bookstores, and boutiques, as well as excellent local grocers and delis. For culture and entertainment, the area is close to several theatres and arts venues, and benefits from excellent bus links across the city.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**JONNY CLIFFORD**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

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