



19/4 CARGIL TERRACE | EDINBURGH



RETTIE

19/4 Cargil Terrace Edinburgh

A beautifully presented second floor apartment situated in the much sought after residential area of Trinity, Edinburgh. The property is bright and spacious and benefits from views extending to the Firth of Forth and beyond with local amenities being close at hand.

Entrance hallway, sitting room, kitchen/dining room, master bedroom, second double bedroom, single bedroom/study, utility room and family bathroom.

Externally the property benefits from a communal garden to the rear.





Westwoods Health Club, The Grange Cricket Club and Scotland's oldest Rugby Club, The Edinburgh Academical Football Club. Excellent road links give easy access to the City Bypass, Edinburgh International Airport and central Scotland's motorway network.

SUMMARY OF ACCOMMODATION:

The main accommodation is as follows:

- Entrance hallway with entry phone, two Edinburgh press cupboards and a large storage cupboard.
- Sitting room to the front of the property with bay window boasting views out to the Firth of Forth and beyond, ornate cornice work, living flame gas fire and Edinburgh press cupboard.
- Kitchen/dining room to the rear comprising; floor standing and wall mounted units with contrasting worktops and tile splash backs, four ring gas hob with extractor hood, oven, dishwasher and utility room off with sink, clothes pulley and washing machine.
- Walk in larder cupboard off kitchen.
- Spacious master bedroom to the front with ornate cornice work and two sash and case windows letting in ample natural light.
- Second double bedroom to the rear with sash and case window overlooking the communal garden.
- Single bedroom/study.
- Completing the accommodation is the bathroom which comprises; bath with overhead shower, hand basin and WC.
- Externally there is a good sized communal garden to the rear.

19/4 Cargil Terrace presents the perfect opportunity to purchase a beautifully presented second floor apartment in a sought after area for either the private buyer or the 'buy to let' investor.

General Remarks

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale price.

Services:

Mains water, mains drainage, gas, electricity. Gas central heating throughout.

Postcode

EH5 3ND

Outgoings:

Council Tax Band Category: E

EPC:

D

Viewing:

By appointment through Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Misrepresentations:

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

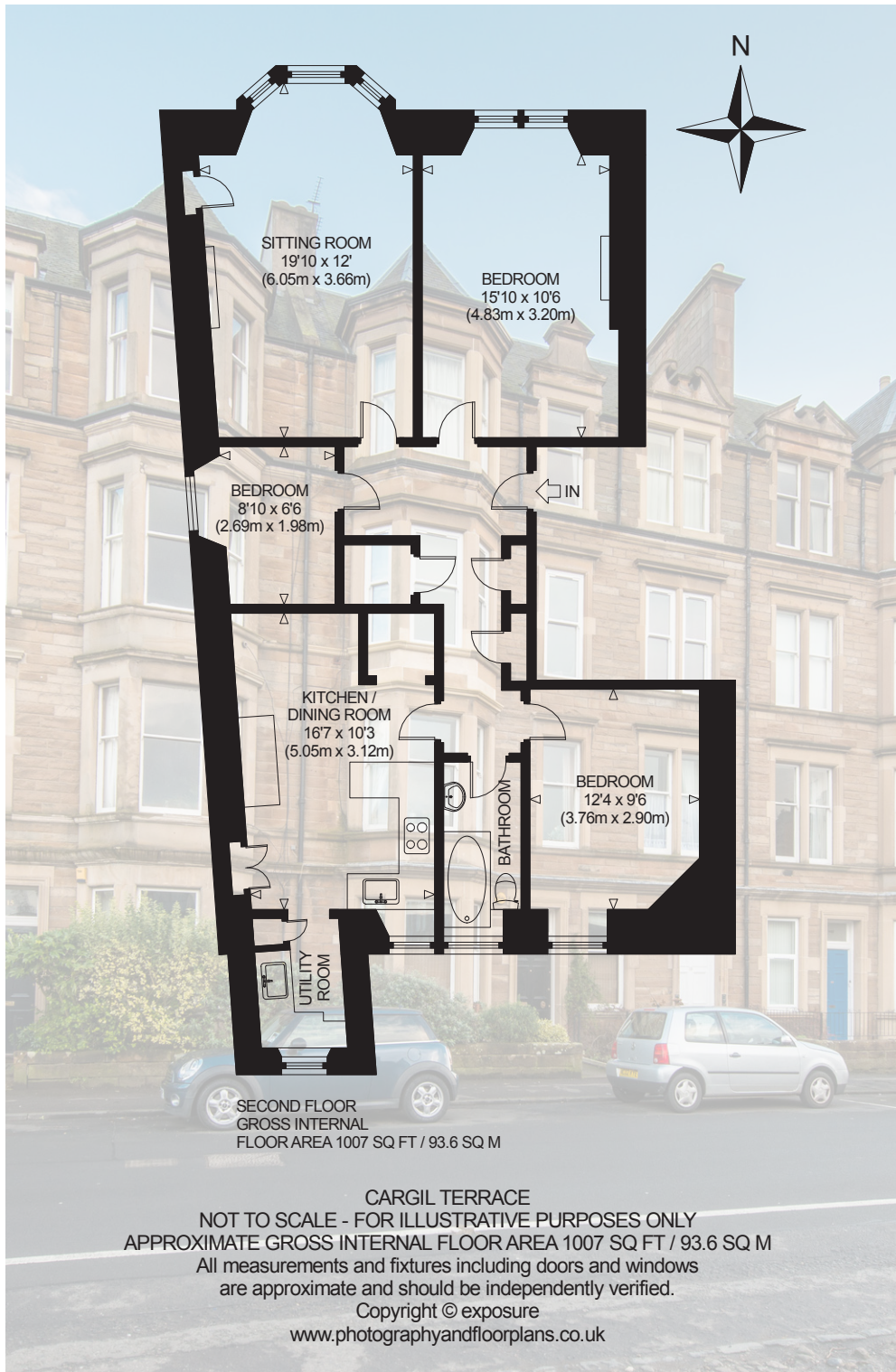
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Particulars prepared February 2016 – First Issue

SITUATION:

Situated within Trinity, one of Edinburgh's most sought after residential areas, Cargil Terrace is located to the north of the city, with local amenities close at hand in Craighall, Goldenacre, whilst Stockbridge's eclectic range of shops, bars, cafes, and restaurants are within a short walk. There is a Morrison supermarket in nearby Ferry Road, an ASDA at Western Harbour, with Waitrose supermarket close-by in Comely Bank, whilst slightly further afield, the Craighall Retail Park includes a Sainsbury's supermarket and a Marks & Spencer amongst other shops. Ocean Terminal, also very close by houses a range of main stream shops and restaurants, including a 12 screen cinema. Cargil Terrace is also ideally placed for ease of access to the city centre with good local bus services providing a direct route. Many of the city's leading schools, including the Edinburgh Academy, Fettes College and Trinity Academy are within a short walk, there are also school coach pickups and drop offs for Stewart's Melville College, Mary Erskines and St Georges Schools. The property is also within a good catchment area for several other schools too. The Royal Botanic Garden and the open spaces and sports facilities of Inverleith Park are close by, as is David Lloyd Leisure,





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