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**7 GLENOGLE TERRACE
STOCKBRIDGE
EDINBURGH
EH3 5HS**

This charming and rarely available lower colony flat boasts a picturesque riverbank setting overlooking the Water of Leith within one of the city's most fashionable and sought after districts.

Hall, spacious sitting room, attractive conservatory / dining room, stylish well fitted kitchen, utility, two double bedrooms and bathroom.

Modern gas central heating and delightful private garden.

GENERAL DESCRIPTION

This charming and rarely available lower colony flat boasts a picturesque riverbank setting overlooking the Water of Leith within one of the city's most fashionable and sought after districts. The property's accommodation comprises – spacious sitting room with French doors to the conservatory, feature fireplace and hardwood flooring which is an attractive feature throughout much of the property; delightful conservatory / dining room with views over the garden and towards the Water of Leith; stylish kitchen with integrated appliances; utility cupboard off the inner hall which also provides useful storage space; double bedroom one with working shutters overlooking gardens to the rear; smaller double bedroom two again with shutters and garden views to the rear; bathroom with shower over the bath. The property's specification includes modern gas central heating. To the front the private garden enjoys a peaceful outlook over the Water of Leith, is mainly lawn with sun patio areas.





SITUATION

The subjects are located in the fashionable Stockbridge area of Edinburgh, which lies within the city centre boundary. The immediate area boasts a wealth of specialist shops and includes two supermarkets. Princes Street and George Street with all their amenities are well within walking distance. Some of Edinburgh's best loved parklands are in the vicinity, including Inverleith Park, the Royal Botanic Gardens and the Water of Leith. The location is ideal for those connected to the Western General Hospital or Fettes Police Headquarters. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





ACCOMMODATION

(All sizes approximate and at widest point)

SITTING ROOM

14'0" x 13'0" 4.27m x 3.98m

CONSERVATORY / DINING ROOM

8'9" x 8'6" 2.67m x 2.60m

KITCHEN

7'0" x 6'5" 2.15m x 1.97m

BEDROOM ONE

13'4" x 10'2" 4.06m x 3.10m

BEDROOM TWO

11'7" x 6'9" 3.53m x 2.08m

BATHROOM

6'3" x 3'10" 1.92m x 1.17m

ENTRY

By Arrangement

PRICE & VIEWING

For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or www.espc.com

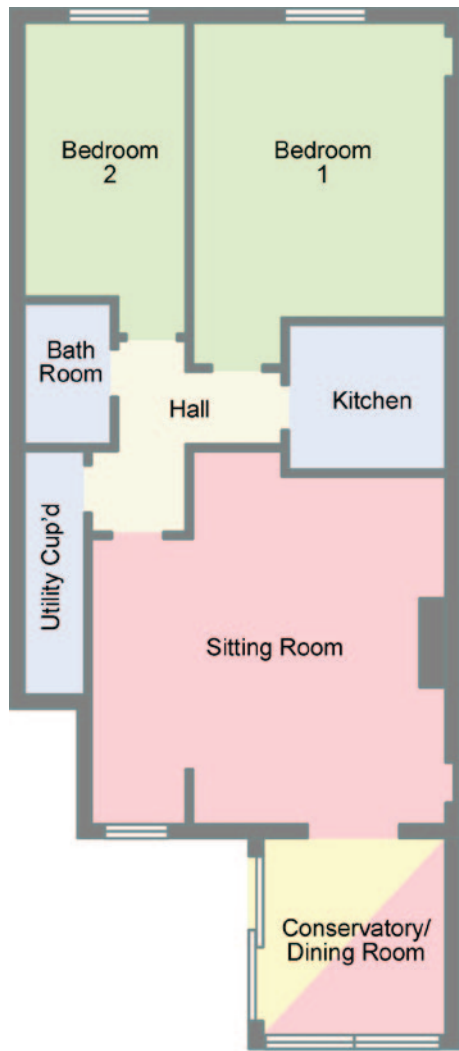
ENERGY EFFICIENCY RATING: C

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.







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Schematic Diagram only - Not to scale

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