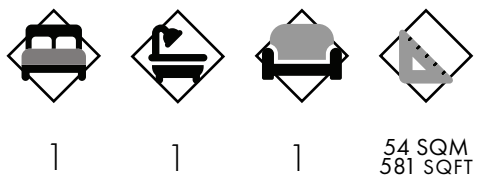


ESTATE.



25 MYRTLE TERRACE
EDINBURGH, EH11 1PG



EPC RATING C

COUNCIL TAX BAND C

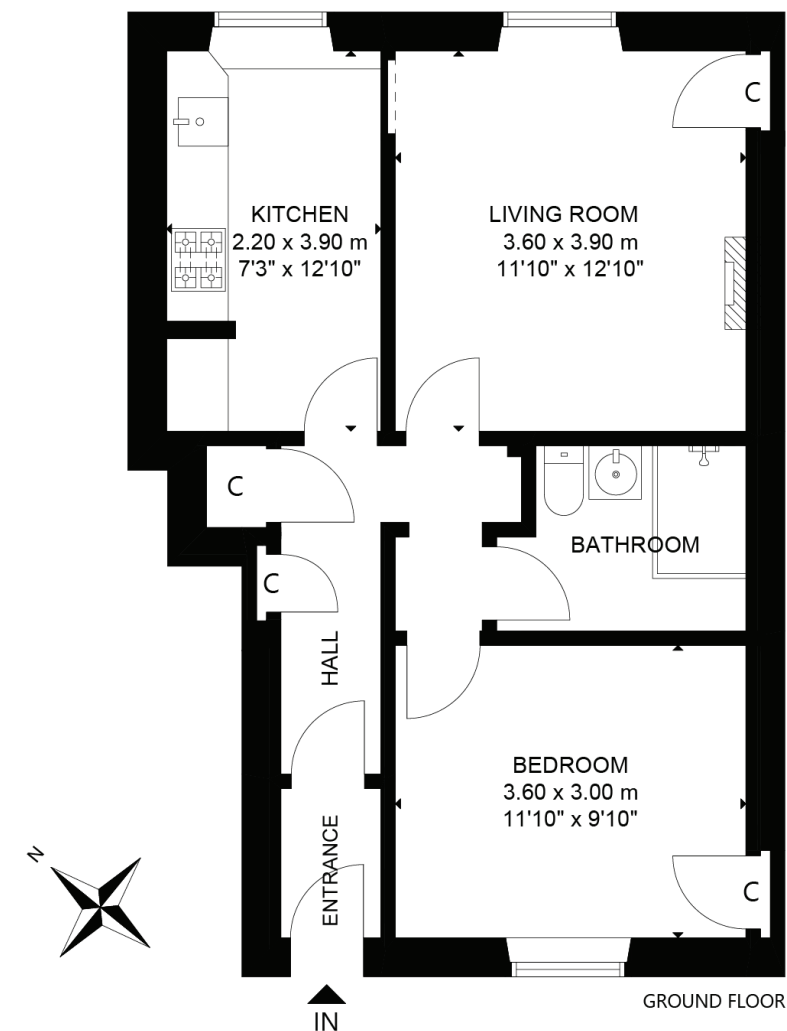
Situated in the historic Shandon location due south of vibrant Gorgie and constructed in the late 19th Century, this is a bright and charming one-bedroom main door terrace property. The accommodation is comfortable and well-proportioned with a stylish interior including a statement modern kitchen and shower room. Set within a quiet no-through road it enjoys a peaceful position and a tranquil front garden yet is moments from Harrison Park, and the Union Canal along with excellent amenities at Fountain Park and those in bustling Gorgie and Dalry. With swift access to Haymarket, the West End, and the City Centre this is a rare opportunity for a first-time buyer or professional.

IN SHORT.

- Historic Shandon location
- One-bedroom main door terrace property
- Bright bespoke kitchen, and a statement walk-in shower room
- Tranquil private front garden with lawn and seating area
- Walking distance of Fountain Park entertainment
- Minutes from Harrison Park and the Union Canal



PROPERTY.



Included within the sale price will be all fixtures and fittings, including; blinds, light fittings and fitted flooring.

25 Myrtle Terrace, Edinburgh, EH11 1PG

Approximate Gross Internal Area
581 SQFT / 54 SQM

Not to Scale - for Illustrative Purposes Only
All measurements and fixtures including doors and windows are approximate and should be independently verified. Measurements may differ from the home report.

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DETAILS.



- Bright lounge with rear outlook and elegant period features such as a shelved Edinburgh press
- Lounge benefits from a focal mantelpiece, a living flame gas fire and a built-in cupboard
- Kitchen with pendant lighting, wooden flooring, and a vertical radiator
- Spacious kitchen which boasts soft grey wall and floor units, butcher block worktops, a Belfast sink, and integrated appliances including an extractor hood, gas hob and eye-level oven
- Light double bedroom overlooking the private front garden
- Shower room with white brick-effect tiling, a black towel radiator, walk-in

- rainfall enclosure, WC, and wall-hung vanity unit with washbasin
- Well-kept private front garden with a peaceful seating area. Also includes a small lockable garden storage box
- Gas central heating and double glazing throughout
- On-street parking





LOCATION.



Situated close to vibrant Gorgie and Dalry, it enjoys access to fantastic recreational amenities including those within walking distance at nearby Fountain Park. There is a scenic route along The Union Canal ideal for walking, cycling, and running. Harrison Park has a meadow, play park, and recreational sports pitches. The residential area of Gorgie has attracted an abundance of bustling coffee shops, pubs, and takeaways whilst Dalry has acclaimed restaurants like First Coast and Pizzeria 1926. Gorgie Road is a high amenity area ideal for daily shopping needs with independent convenience stores, a Scotmid, bakeries, pharmacies, and more. For larger shopping requirements you are spoilt for choice with an Asda at Chesser and an Aldi and Sainsbury's near Murrayfield all a short drive away. Regular bus services take you into the City Centre. The City Bypass is within easy reach as is Edinburgh International Airport, The Queensferry Crossing, and the M8.

"A desirable spot located near green Union Canal and many leisure pursuits..."



Cosmopolitan area with easy access to major roads



Within easy reach of various recreational amenities and shopping options

- Harrison Park: 560m
- The Union Canal: 680m
- Nearest Transport Link: 150m





CONTACT.

For more information, please contact the team:

0131 573 0873
TEAMESTATE.CO.UK

No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.