

**4/1 Glengyle Terrace
Edinburgh EH3 9LL**

Offers Over £615,000

- Spacious hallway
- Four well proportioned double bedrooms
- Boxroom/Study
- Dining Kitchen with ample floor and wall mounted storage
- Family bathroom with three piece suite
- Period features
- Gas central heating
- Residents permit parking

Council Tax Band: C
Tenure: Freehold
Annual Service Charge: N
Shared Ownership: N



First Floor Flat

4/1 Glengyle Terrace is an impressive property situated in the highly sought-after Bruntsfield area of the city. This four-bedroom property combines generous proportions and elegant period features all just moments from the bustling amenities of Bruntsfield and Bruntsfield Links. Occupying the first floor of a traditional Victorian tenement, the property enjoys an enviable position with views towards Bruntsfield links. This is a rare opportunity to acquire a spacious and characterful home in one of Edinburgh's most desirable areas, with excellent amenities, schools, and green spaces all within easy reach.

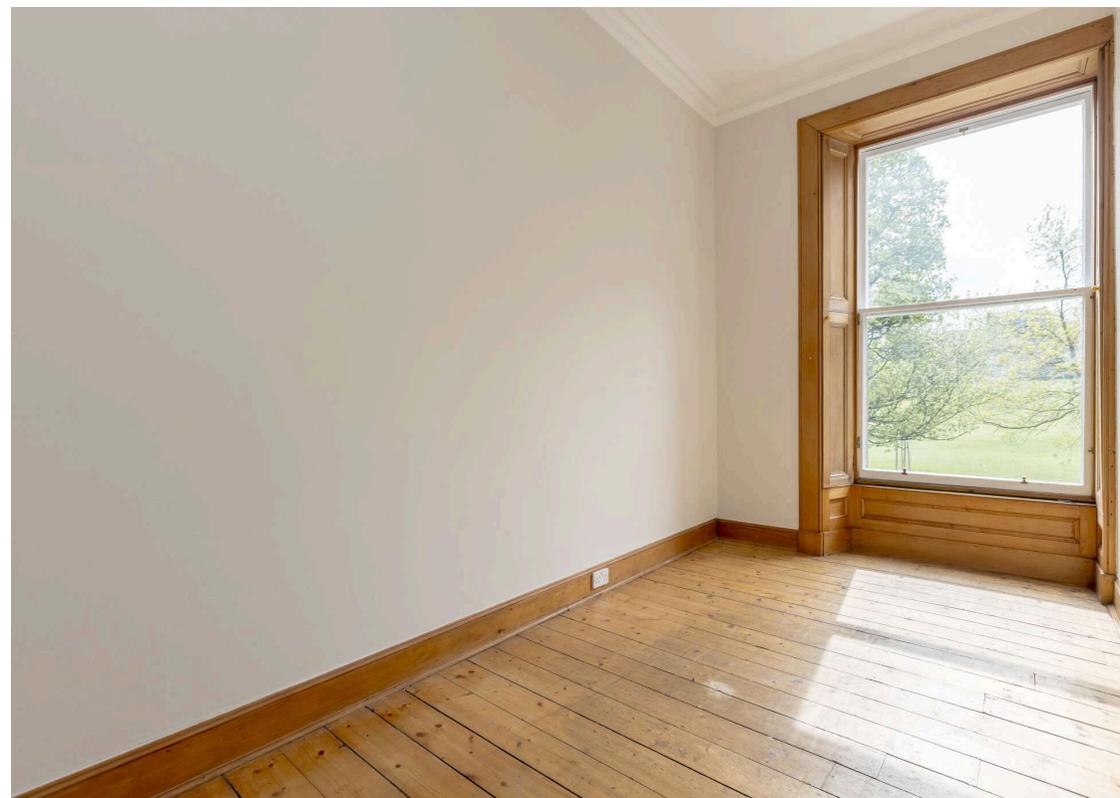
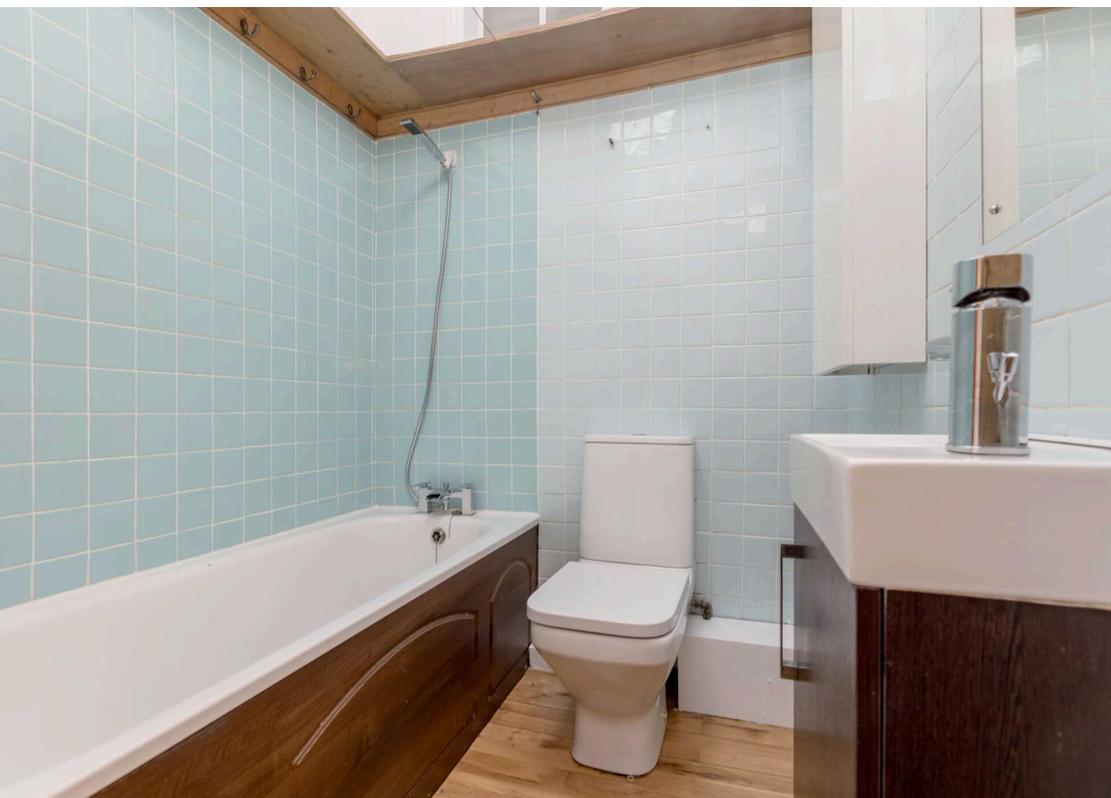
The property boasts a large, welcoming hallway leading to a spacious lounge featuring double sash windows offering plenty of natural light and views towards the Bruntsfield Links, the beautiful fireplace creates a warm, inviting space ideal for relaxing or entertaining. A generously proportioned dining kitchen provides the perfect setting for hosting, complete with ample wall and floor-mounted storage, a gas stove, and an electric oven. Three spacious double bedrooms, each with its own distinctive period features, including cornicing and original fireplaces, a well-proportioned third bedroom and a versatile box room provide options for a home office, nursery, or guest accommodation, catering to a variety of lifestyle needs. The stylish family bathroom includes a classic three-piece suite with a mains-powered shower over the bath. Further benefits include efficient gas central heating, well-maintained communal gardens to the rear, and residents' permit parking.

Bruntsfield is a highly sought-after suburb located just a mile south of Edinburgh's vibrant city centre. Renowned for its charm and character, Bruntsfield—together with its neighbouring area, Morningside—offers an exceptional range of amenities including an eclectic mix of stylish bars, acclaimed restaurants, banks, independent boutiques, and everyday convenience stores. For more extensive shopping, a Waitrose and an M&S Food Hall are conveniently located in nearby Morningside.

The area is rich in green spaces, including Bruntsfield Links, with its popular pitch and putt course, and the expansive Meadows nearby, offering tennis courts, open parkland, and a large children's play area. Bruntsfield combines the best of city living with a relaxed neighbourhood feel.

The city centre is easily accessible on foot, and there is an excellent network of bus services while the nearby bypass links to the A1/A68, South Gyle, Edinburgh Airport, and the M8/M9/M90 motorway network for those commuting

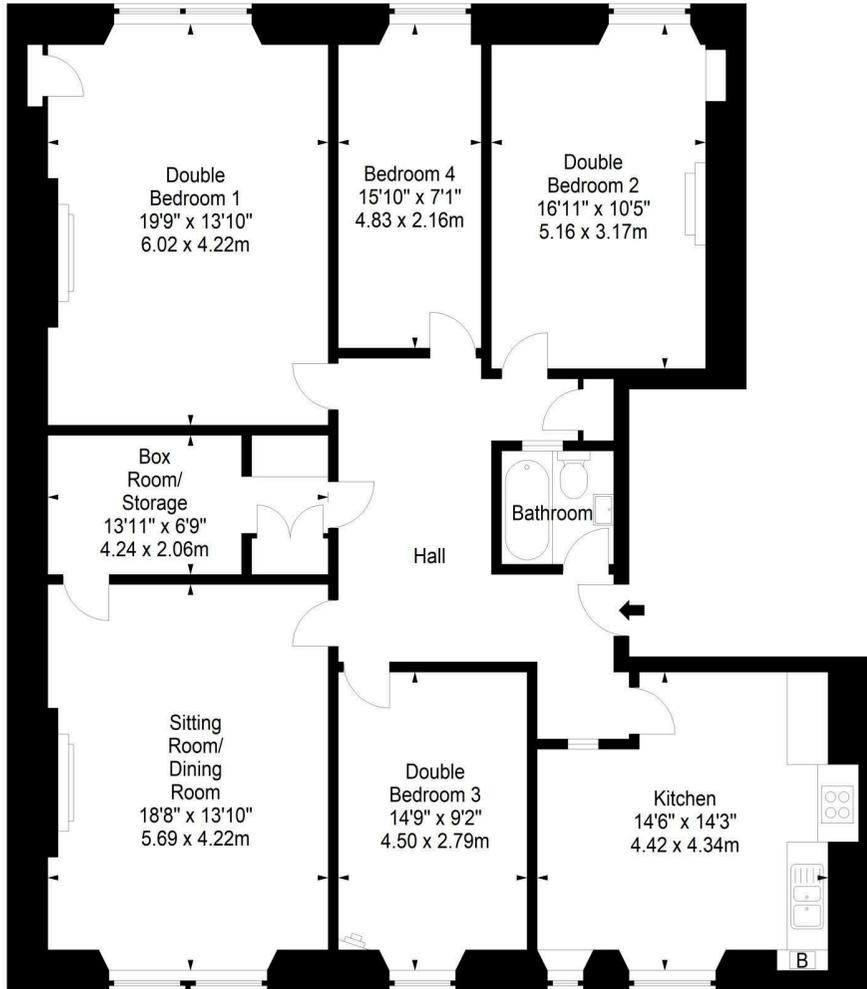




Glengyle Terrace, EH3 9LL



Approx. Gross Internal Area
1480 Sq Ft - 137.49 Sq M
For identification only. Not to scale.
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First Floor



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