

**inksters**

**solicitors**

**LOWER VILLA**

2 Rochester Terrace

Merchiston

Edinburgh

EH10 5AA

**Offers Over £285,000**

ESPC Reference 224645







### Accommodation Comprises:

Communal Vestibule  
Communal Carpeted Hall  
Entrance Hall  
Bay Windowed Lounge  
Dining Room  
Beautiful Kitchen  
Utility Room  
2 Double Bedrooms  
Superb Bathroom  
Private Rear Garden

**An early viewing of this property is highly recommended to appreciate the level of presentation and accommodation. The present owners have significantly upgraded this Victorian lower villa conversion to produce a superbly styled property which has retained classic period features. Of particular note is the beautifully presented kitchen which was fitted in May 2006. The property is beautifully presented throughout and has the added benefit of a private south west facing rear garden. Extras included in the purchase price are: all floor coverings, curtains, lounge living flame gas fire, kitchen integrated appliances i.e. dishwasher, five ring gas hob, stainless steel extractor canopy, waist level oven and eye level microwave oven. Also included in the purchase price is the garden tool shed, gas central heating and electric under floor heating to the kitchen and utility room.**

**Rochester Terrace is located within the highly regarded Merchiston area of the City and is accessed from either Merchiston Crescent or Merchiston Avenue. Local shopping amenities, including a Waitrose Supermarket, are available in nearby Morningside Road. The City Centre and Edinburgh's famous Princes Street are only approximately one mile. The area is well served by respected private and public schooling. For the commuter, Haymarket Mainline Railway Station is approximately three quarters of a mile whilst the City Bypass, which in turn allows access to all central Scotland's main road arteries and southbound travel via the A1 trunk road, is approximately four miles.**

### Communal Vestibule

Shared with only the residents of the upper villa. Original terrazzo tiled flooring. Fresh neutral decoration with moulded picture rail. Further security door with opaque half pane glazed insert and overhead fanlight allows access to the communal hall.

### Communal Hall

Freshly decorated and enjoying fitted carpet and original double tier cornice to the ceiling.

### Entrance Hall

Entrance to the property is via original timber panelled security door with brass accessories. The 'L' shaped hall features mid oak effect laminate flooring, moulded picture rail and double tier cornice. Allowing access via original timber panelled doors to all apartments excluding the kitchen and utility room. Recessed inner hall provides cloak area. Deep storage cupboard to the side.

### Lounge

22'7" x 13'4" (6.91m x 4.07m)

As can be noted by the dimensions this is a particularly spacious apartment which has a bay window to the front with full working shutters. Generously proportioned to allow the placement of a lounge suite and further furniture. Enjoying stripped and polished natural wood flooring complemented by moulded picture rail, deep ornate cornice to the ceiling and magnificent patterned centre ceiling rose. Focal point of this apartment is the imposing original marble hearth with decorative cast iron fireplace with living flame gas fire. Shallow shelved recess to the side with base storage cupboard.

### Dining Room

11'0" x 10'11" (3.38m x 3.34m)

Located off the entrance hall and further access door to the kitchen. This apartment is currently used as a formal dining room but may be used as a relaxing family room. Mid oak laminate flooring. Fresh modern decoration complemented by moulded dado rail and picture rail. Shelved linen cupboard to the side which also accommodates the hot water tank. Sash and case window to the rear.

### Kitchen

12'11" x 7'10" (3.95m x 2.40m)

One of the many attractive selling features of this property is the beautifully styled kitchen which was fitted in May 2006. Boasting base and wall mounted storage units, including display cabinets, finished in a Shaker style with forged steel handles and solid oak wipe clean work surfaces. Inset twin bowl Belfast style sink with chrome swan head mixer tap. Mosaic style tiling at splashback areas highlighted by under unit halogen downlighters. Rustic style tiling to the floor which also has electric under floor heating. The attractive presentation is enhanced via a cluster of halogen downlighters to the ceiling. Please note: integrated dishwasher, five ring gas hob, brushed steel canopy, waist level oven and eye level microwave oven will be included in the purchase price. Ample natural light supplied via sash and case window to the rear which has sealed unit double glazing. Georgian style security door allows access to the private rear garden.

### Utility Room

The floor tiling and under floor heating is continued into the utility room which has plumbing for an automatic washing machine and vent for tumble dryer. Beech effect laminate work surfaces. Wall mounted central heating boiler Opaque rooflight to the combed ceiling.

### Bedroom 1

15'3" x 11'9" (4.66m x 3.60m)(into window recess)

Having sash and case window to the front with full working shutters this spacious double bedroom comfortably allows the placement of a king size bed and further bedroom furniture. Original stripped natural wood flooring which is complemented by light modern decoration and deep ornate cornice to the ceiling. Focal point is the original marble overmantle with decorative cast iron fireplace.



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## Bedroom 2

15'10" x 12'1" (4.84m x 3.71m)(into window recess)  
A second generously sized double bedroom which enjoys fresh modern decoration and deep plain coving to the ceiling. Original marble overmantle with decorative cast iron fireplace. Shallow shelved recess to the side. French doors allowing access to the rear garden and allowing an abundance of natural light.

## Bathroom

A beautifully styled apartment combining elegance with contemporary design. Featuring a three piece suite in white with chrome fittings comprising: W.C., pedestal wash hand basin and free-standing roll top bath. Chrome trimmed mains powered faucet style shower fitted as is chrome shower rail and curtain. Extensive tiling around the bath and further to dado level. Wall mounted vertical chrome radiator/hot towel rail. Chrome trimmed halogen downlighters to the ceiling complete the presentation. Extractor fan. Sash and case window to the rear.

## Gardens

The walled south west facing private rear garden can be accessed from either the kitchen or via French doors from bedroom 2.

## Parking

It should be noted that residents parking permits are being introduced to this area.

## Viewing

Thursday: 6-8pm & Sunday: 2-4 pm  
or contact Inksters – Solicitors on 0845 241 1222.  
Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends

## Entry Date

Negotiable

## Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

