



46 (1F1) Ratcliffe Terrace, Edinburgh, EH9 1ST

Well-presented two-bedroom first floor flat with box room close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

46 (1F1) Ratcliffe Terrace is a well-presented two-bedroom first floor flat with box room, situated in the desirable Newington and neighbouring Mayfield area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall; bright living room / dining room to the front; fitted kitchen with wall and base units and appliances; two good-sized double bedrooms; shower room and WC; and box room, currently used for storage.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Double bedroom. Shower room. Box room.

Gas central heating. Original sash & case windows. Well-maintained communal rear garden. Residents permit and on street pay & display parking.

LOCATION

Ratcliffe Terrace is situated in the popular Newington and neighbouring Mayfield area, approximately 1½

miles south of the city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's supermarket is only a short distance away. There are plenty of recreational facilities in the area including the Royal Commonwealth Pool, the green open spaces of Holyrood Park, Arthurs Seat, The Meadows, Blackford Hill, and several well-renowned golf courses. The location is convenient for those working or studying at the Edinburgh University campuses, the Royal Infirmary Hospital, and the Scottish Parliament. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing. Catchment schools include Sciennes Primary School and James Gillespie High School, and there are several private schools within easy reach include George Heriots and George Watson's College.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. Other items of furniture may be included in the sale.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

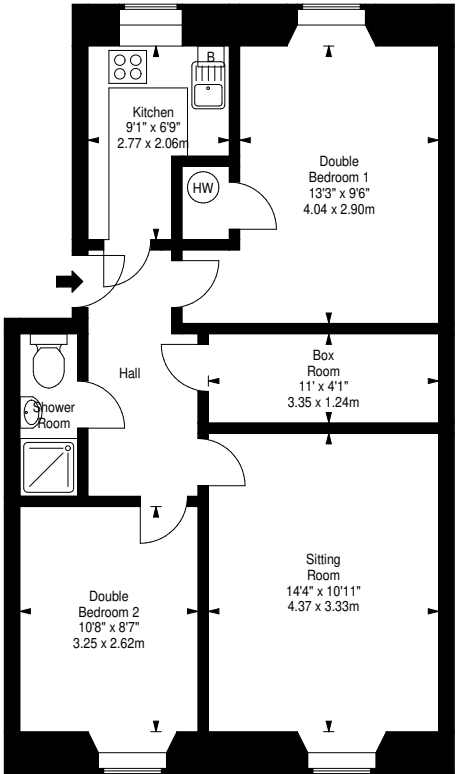
The property has a Council Tax Band **C**

The property has an Energy Rating Category **D**

**1 Flat 1,
46 Ratcliffe Terrace,
Edinburgh, EH9 1ST**



Approx. Gross Internal Area
622 Sq Ft - 57.78 Sq M
For identification only. Not to scale.
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First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.