



## 15/1, Lonsdale Terrace, The Meadows, Edinburgh, EH3 9HL

Impressive & Exceptionally Spacious, Five-Bedroom, First Floor Flat

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# Property Description

Impressive and exceptionally spacious, five-bedroom, corner-set, first floor apartment with extensive original features. The property forms part of an elegant tenement in an enviable position overlooking the Meadows, to the south of Edinburgh city centre.

Comprises: an entrance hall, living room, dining kitchen, five double bedrooms, a shower room, and a bathroom.

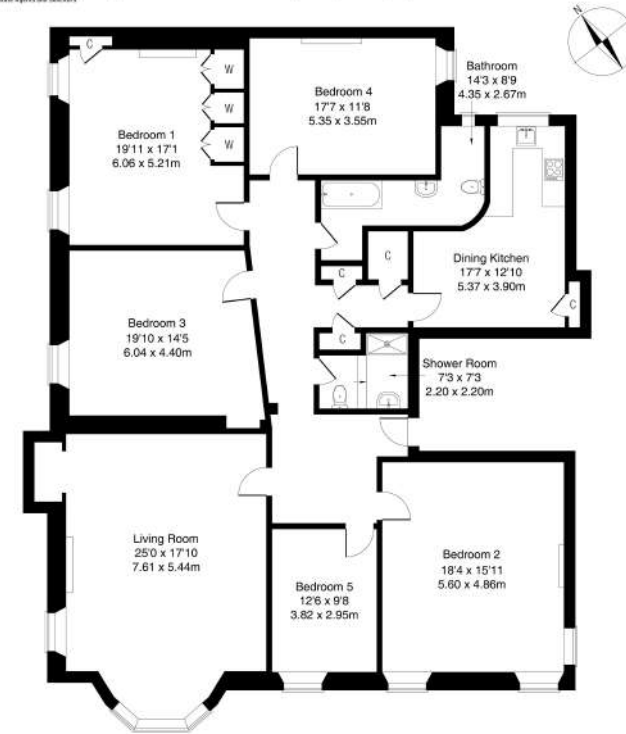
Original period features have been carefully retained, including ornate cornice-work, sanded and varnished floorboards, panelled doors, sash and casement windows with working shutters throughout, and high ceilings. In addition, there is gas central heating, excellent storage provision, a secure entry system, an established shared garden to the rear, with ample permit parking to the front. With the open green spaces of the vibrant Meadows on the doorstep, the property is also extremely well placed for schooling, local amenities, and the attractions of the city centre.

The spacious entrance hall provides access to all rooms within and offers space for outerwear, freestanding furniture, three storage cupboards, and has been fitted with bespoke shelving throughout. Set towards the front, with a large bay window overlooking the Meadows as well as a window to the side, the bright and spacious living room has ornate cornice-work, a ceiling rose, an open shelved press, a gas stove with an original fireplace, working window shutters, and custom built-in shelving.

The bright kitchen similarly has built-in shelves and includes space for dining furniture, a press cupboard, a traditional clothes pulley, and stylish vertical radiators. The kitchen itself is fitted with modern units, real wood worktops, a tiled surround, and a ceramic sink with a pull out spray tap. Appliances include an integrated double oven, 5-ring gas hob with a canopy above, and a freestanding fridge/freezer and dishwasher.

Generous bedrooms one and three are to the westerly-aspect, both with feature fireplaces and wooden flooring, with bedroom one also offering a press cupboard and large fitted wardrobes. Bedroom two is similarly spacious, with two windows looking on to the Meadows, ornate cornice-work, a feature fireplace and plenty of room for bedroom furniture. Bedroom four is set to the east, with a period fireplace, carpeted flooring, and extensive fitted shelving, while flexible bedroom five is currently being used as a study/office. There is a family bathroom with a three-piece suite, as well as a separate fully tiled modern shower room with a large walk-in enclosure and a ladder radiator.

**mov<sup>8</sup>** REAL ESTATE  
15/1 Lonsdale Terrace, The Meadows, Edinburgh EH3 9HL  
Approximate Gross Internal Area: (2207 sq ft - 205 sq m.)  
Estate Agents and Solicitors



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.





# Area Description

The Meadows is a highly-desirable city centre location, well-placed for the University district and Edinburgh's historic Old Town. Local amenities include extensive local shopping at Marchmont and Tollcross, as well as in neighbouring Morningside, Bruntsfield and Newington, with a wide variety of specialist shops, cafes, delicatessens, and restaurants. Schooling in the local area includes Tollcross Primary, St Peter's RC Primary, St Thomas of Aquin's RC High, and the highly regarded James Gillespie's High, as well as easy access to the city's many renowned private schools. The vast open green spaces of The Meadows and the Bruntsfield Links include public tennis courts, playgrounds, and a seasonal pitch and putt course, whilst Holyrood Park, Arthur's Seat and the Salisbury Crags are just a little further to the east. The area also enjoys excellent bus services throughout and good road links.







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