



MONARCH
REAL ESTATE

7/1, Madeira Place, Edinburgh EH6 4AN



OFFERS OVER £345,000



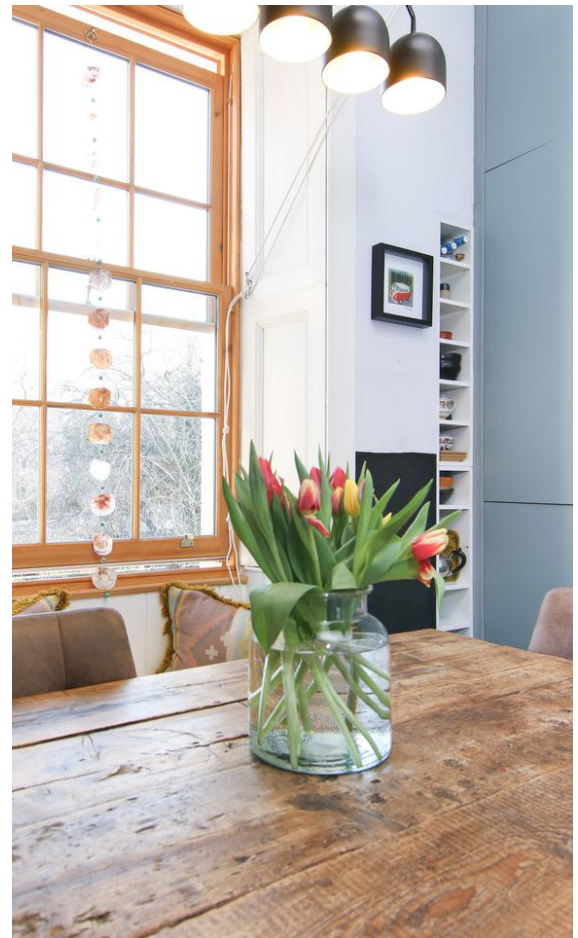
With magnificent period proportions, natural light and a wealth of original features, this three bedroom first floor traditional flat represents a rare opportunity to acquire a beautiful Victorian property, full of character. Set on a prime corner position with-in a traditional villa, it instantly has roadside appeal with its handsome sandstone façade. Access is from the side (Madeira Place) into a charming entrance porch and into a traditional communal stair (shared by only one other), complete with exposed stone walls and stone steps enhanced by patterned tiles. Behind the front door is a generous central hall, with exposed stripped floors, full of period charm enhanced by stylish furnishings. Positioned at the front of the property, the elegant sitting room, is dual aspect, with west and north facing windows. A handsome cast-iron open fireplace, lies at it's heart, creating a homely feel. Positioned to the rear, the newly renovated dining kitchen is a great space for entertaining. Beautifully styled, duck egg blue cabinets, make great use of the high ceilings, proving excellent storage and a dining table can be placed centrally, beside a charming window seat overlooking the gardens. There are three immaculately presented bedrooms; two of which are doubles and a pretty single, perfect for a nursery or home office. The present owners also renovated the shower room, which now offers a a very contemporary feel, chic grey tones, with warm ceramic wall tiles, a wall mounted double basin vanity and a luxurious walk-in shower, with glass screen. The property features double glazed sash and casement windows and gas central heating throughout. Externally, to the rear, is a lovely private 'woodland' garden area.



Please Call us on 07555 0468251



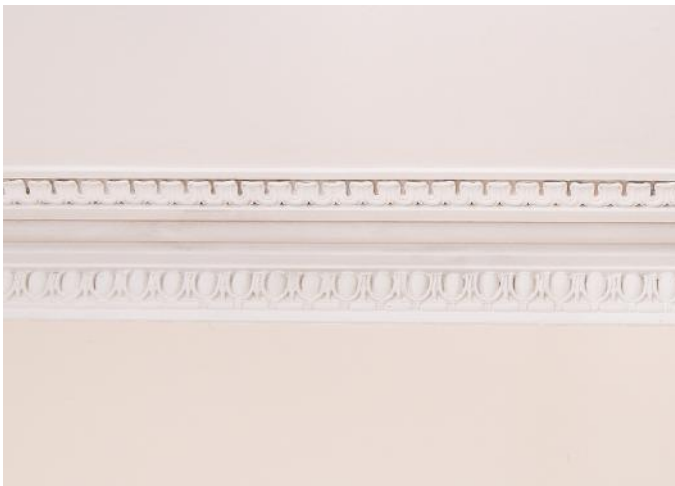
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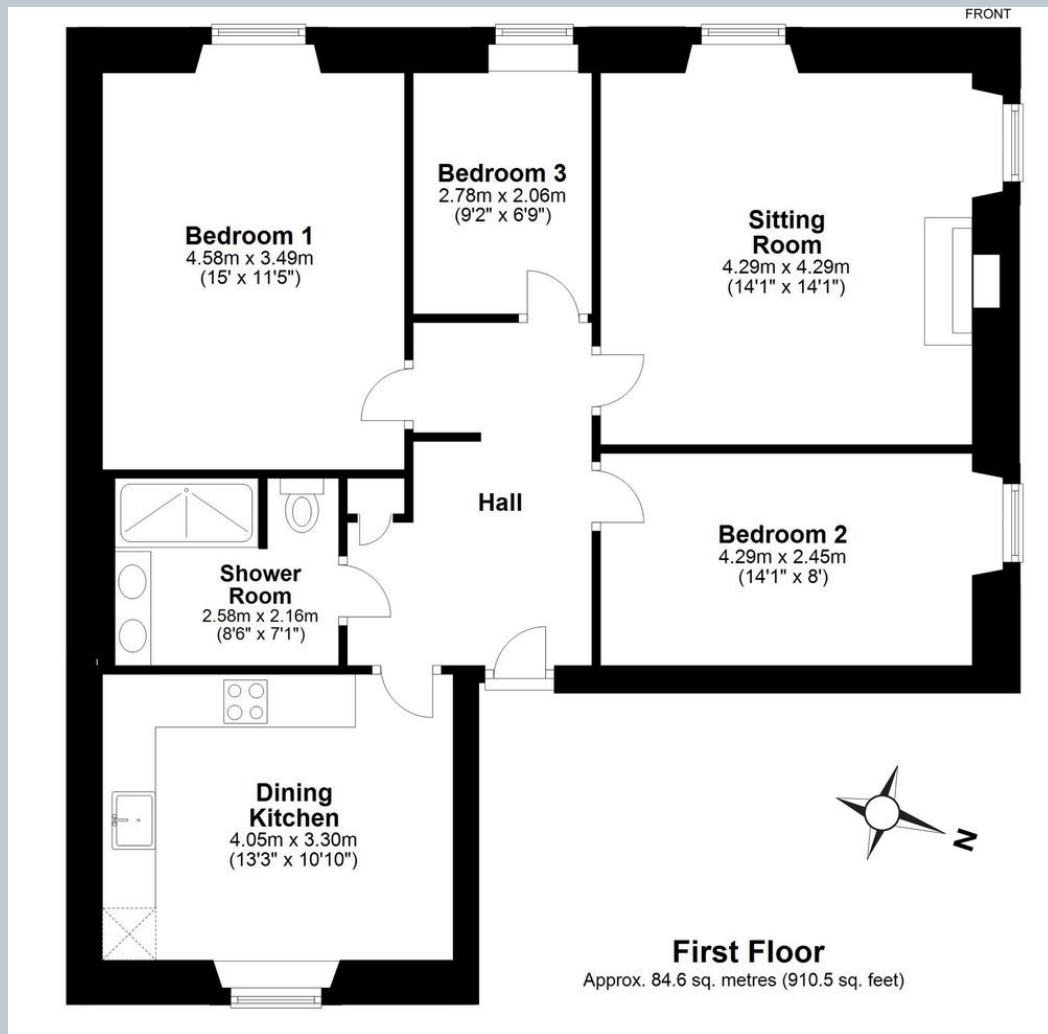


NORTH WEST LEITH

Madeira Place is situated at the east end of Ferry Road, within the Leith district, and close to the vibrant Shore area, with its excellent bars, cafes and Michelin star restaurants. The Scottish Office is based at nearby Commercial Quay a 10 minute walk. Ferry Road itself, offers excellent local amenities, with a post office, chemist and library on your door step. More extensive shopping can be found at the nearby Ocean Terminal, which also houses a Pure gym, Vue Cinema and the Royal Yacht Britannia. An Asda store can be found at Newhaven Harbour, a 5 minute drive. There are a number of great parks, including Victoria Park, which the extensive Water Leith cycle path network, runs through.

The area is serviced by a number of excellent and regular bus routes and Ferry Road itself, offers a direct route to the west, to the A90 which links to all the major road networks, including the Forth Road Bridge, and M8.

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