

ATIVA

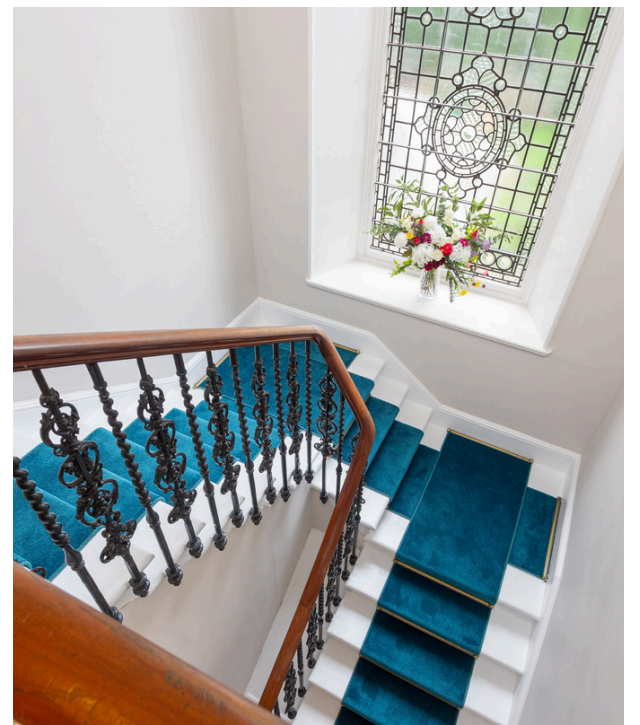
PROPERTY



13A, CHAMBERLAIN ROAD, EH10 4DJ

VICTORIAN SPLENDOUR

IMPRESSIVE ROOM SIZES AND PERIOD FEATURES

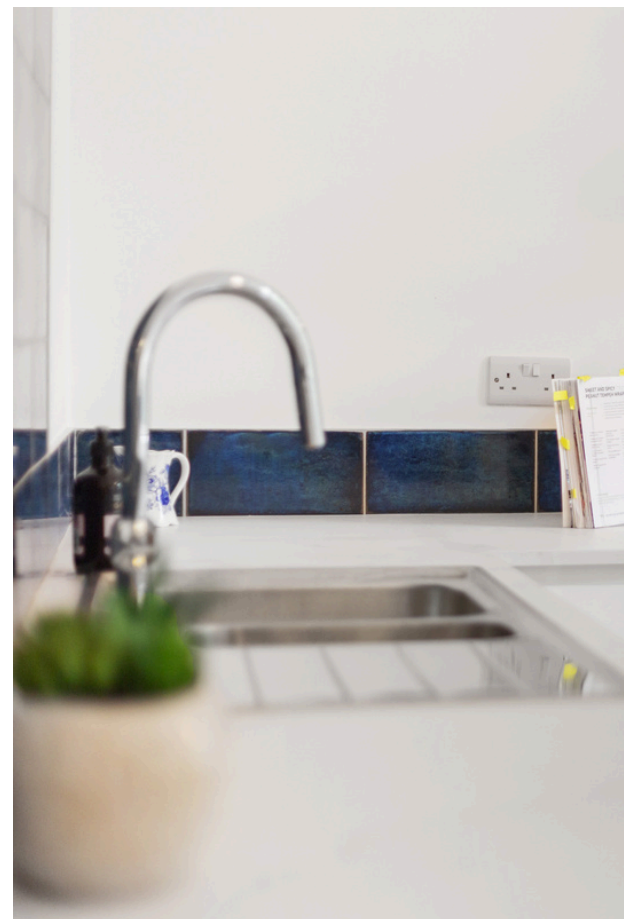


APPROX 192 SQM



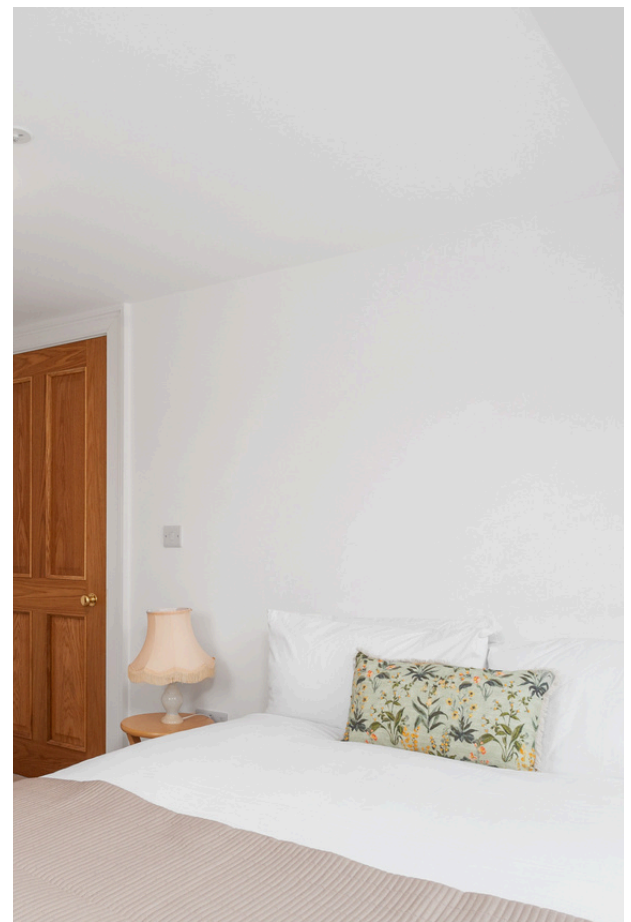
CONTEMPORARY KITCHEN

LIGHT, BRIGHT & AIRY



SPACE TO RELAX

FOUR BEDROOMS, ONE EN-SUITE



PERIOD FEATURES

EXQUISITE DETAILING THROUGHOUT



MODERN BATHROOMS

LARGE WALK-IN SHOWER



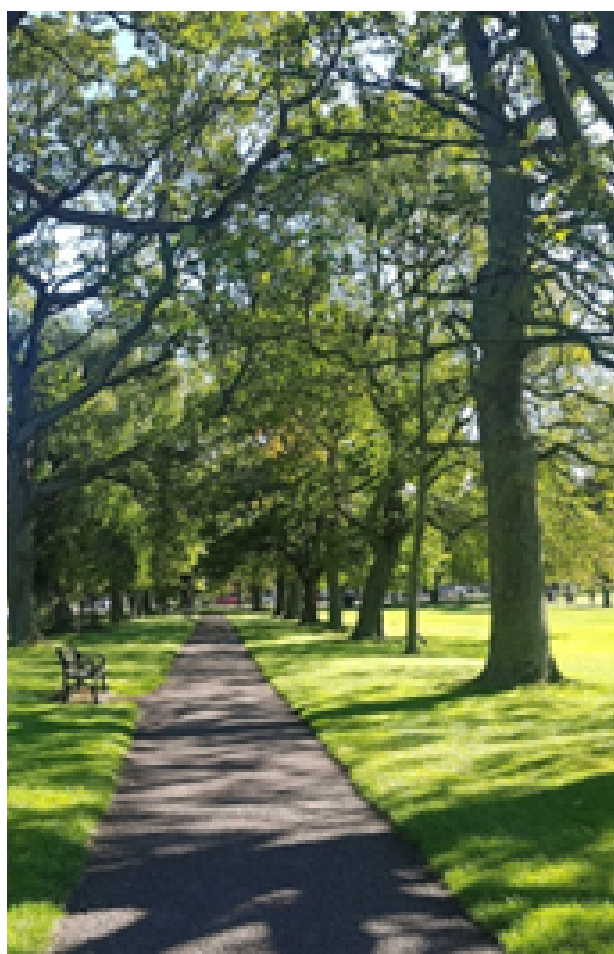
TRANQUILITY

ESCAPE THE HUSTLE AND BUSTLE



CONSERVATION AREA

A HIGHLY SOUGHT-AFTER AREA





”

We've loved living in this area with its proximity to all sorts of lovely local independent shops and Waitrose. Whilst we have the garden, we've spent many happy hours walking in the Meadows and Bruntsfield Links and enjoyed many of the local restaurants and cafes.

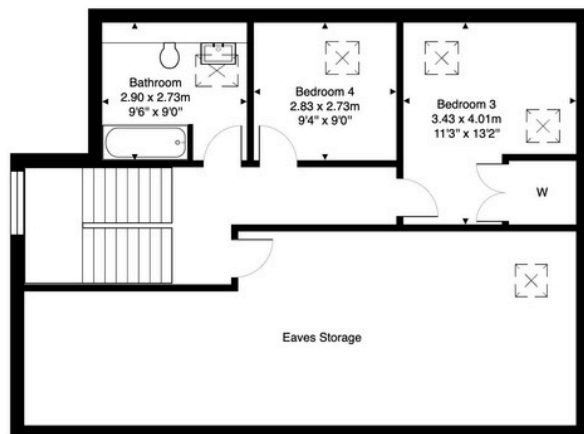
Present Owners

C-LISTED
EPC RATING - D
COUNCIL TAX BAND - G
CONSERVATION AREA
PARKING: CONTROLLED ZONE S2

MEASURING UP

THE PERFECT LAYOUT & LOCATION

13a Chamberlain Road, Edinburgh, EH10 4DJ



Second Floor

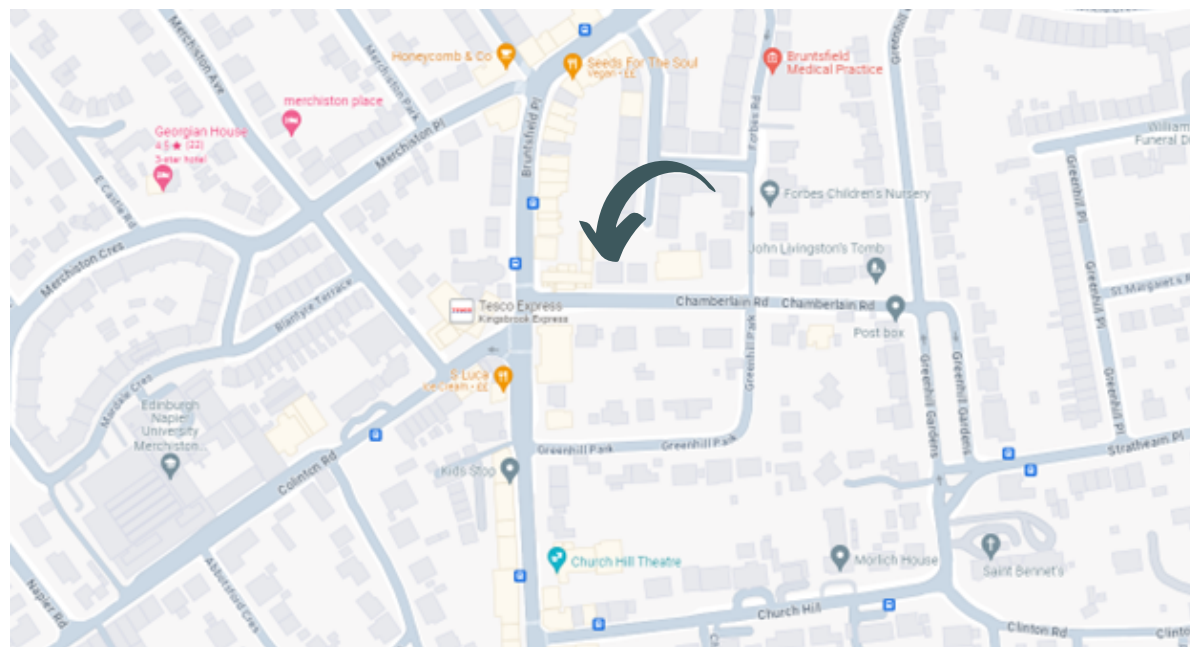
Total Area: 251.4 m² ... 2706 ft²

All measurements are approximate and for display purposes only.

NOTES OF INTEREST should be made via a solicitor, as soon as possible, to ensure interested parties are informed in the event of a closing date being set for the receipt of offers. Only formal offers made by a solicitor will be considered. All offers and notes of interest should be sent to fiona@ativaproperty.co.uk. The seller is not bound to accept the highest, or any offer.

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FIONA VERNON

DIRECTOR - MNAEA

Interested in viewing?

Get in touch with your preferred viewing time and date and we'll get back to you straight away.

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GETTING IN TOUCH.

UK ANTI-MONEY LAUNDERING LEGISLATION requires that all offers to purchase a property either on a cash basis, or subject to mortgage, require the buyer to show satisfactory evidence of their source of funds and proof of their identity and address to the selling agent. This is required via original or certified documents.

