



*10A Moston Terrace, Edinburgh, EH9 2DE*  
*Spacious five bedroom double upper flat offering renovation potential*

URQUHARTS  
EDINBURGH





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.

## DESCRIPTION

10A Moston Terrace is a spacious five bedroom double upper flat, forming part of a converted C Listed Victorian terraced villa, 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. The property would now require full renovation throughout and offers fantastic potential (subject to local authority consents).

Shared entrance vestibule; bright sitting room with original fireplace and bay window offering views towards Arthur Seat; fitted dining kitchen with wall and base units; two double bedrooms; and a bathroom. On the upper level, there are three further double bedrooms, one with walk in wardrobe/dressing area; shower room; and separate WC.

## ACCOMMODATION

Entrance hall. Sitting room. Kitchen / Dining room. Five double bedrooms. Bathroom. Shower room. WC.

Original sash & case windows. Residents permit and on street pay & display parking.

## LOCATION

Moston Terrace is a peaceful residential street, situated in the popular Newington and neighbouring Mayfield area,



## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and appliances.

Please note the property is being sold as seen and no warranties are being given as to the working condition of any systems or appliances. It will be for the purchaser to satisfy themselves on such matters and the condition of the property generally.

## 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](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

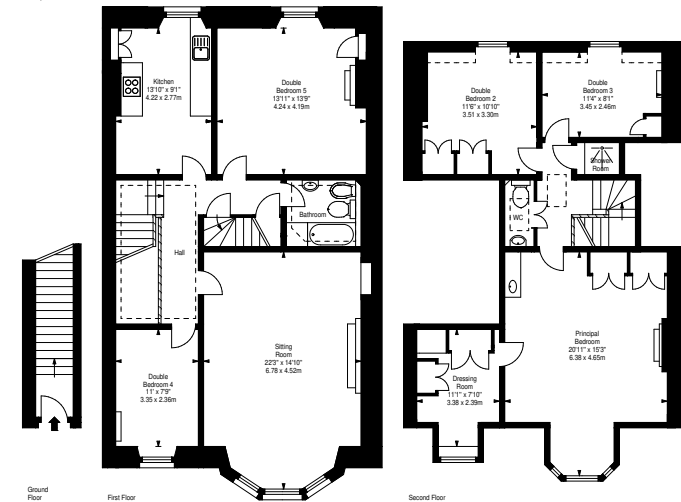
The property has a Council Tax Band F

The property has an Energy Rating Category G

10A Moston Terrace, EH9 2DE



Agents: Gross Internal Area  
1763 Sq Ft = 168.12 Sq M  
For identification only. Not to scale.  
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## 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](mailto:property@urquharts.co.uk).