



lindsays

7/5, Gillsland Park,
Merchison, Edinburgh, EH10 5TN

"A significantly upgraded and beautifully presented top floor apartment quietly situated within an exclusive walled development"

- Vestibule
- Hall
- Exceptionally light and spacious sitting/diningroom with superb views
- Contemporary kitchen with integrated appliances
- Master bedroom with new en-suite showerroom
- Two further spacious bedrooms
- Extensively tiled bathroom with shower
- Large part floored attic
- Gas central heating
- Double glazing
- Secure door entry system
- Private garage
- Landscaped grounds

EPC Rate C

FIXED PRICE £420,000



Description

Forming part of an exclusive walled development, this beautifully presented top floor apartment has been significantly upgraded by the current owners and offers wonderfully spacious and flexible accommodation extending to around 969 square feet. A floor to ceiling window in the sitting/diningroom runs almost the entire length of one wall flooding the room with light and offering delightful views to the manicured communal gardens and beyond. The contemporary kitchen also enjoys leafy views and comes complete with integrated appliances. The master bedroom has built-in storage and a superb new en-suite showerroom, there are two further generous bedrooms with storage and an extensively tiled family bathroom with shower. A large part floored attic with loft ladder affords considerable additional storage space. Gas central heating and double glazing feature throughout, there is a secure door entry system and the flat has a private garage.

Area

Merchiston is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Princes Street and the West End are little more than a mile away and are readily accessible either via regular public transport services or indeed on foot. There are local shopping facilities scattered throughout the area, including those in both neighbouring Bruntsfield and Morningside. An excellent range of independent shops, a large branch of Waitrose, a Tesco and a Marks & Spencer food outlet are to name but a few. Parts of Napier and Edinburgh Universities are within close proximity, as are excellent schools (including George Watson's College which is within a few minutes on foot). Leisurewise, the surrounding area is one where the city's entertainment venues tend to be high concentrated. The Usher Hall, Traverse, Lyceum, Kings and Churchhill Theatres, the Odeon and Dominion cinemas, restaurants, cafes and bars are all represented. The wonderful open spaces of Bruntsfield Links and the Meadows offer opportunities for walking, jogging and cycling. There are also several local access points to the city's cycle path network and the union canal towpath.

Viewing

By appointment contact Lindsays on 0131 229 4040



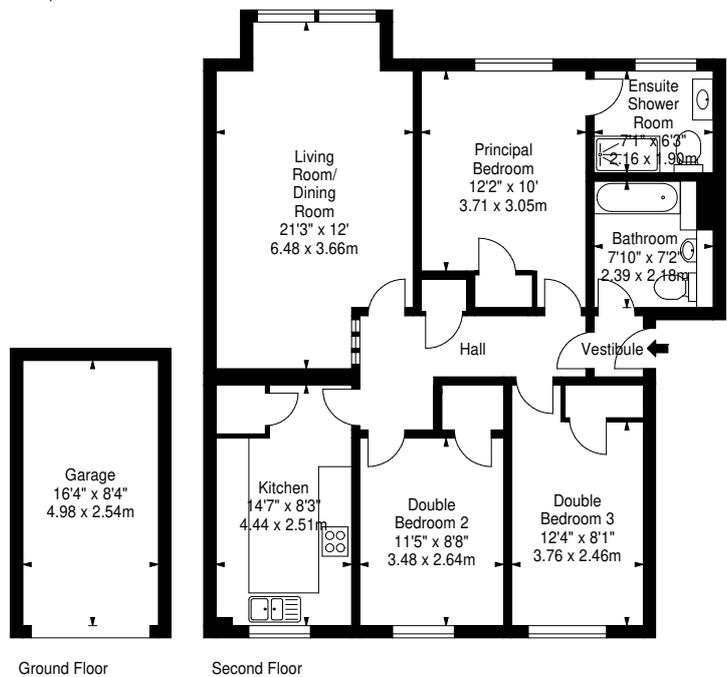
**Gillsland Park,
Edinburgh,
Midlothian, EH10 5TN**



Approx. Gross Internal Area
969 Sq Ft - 90.02 Sq M
Garage

Approx. Gross Internal Area
134 Sq Ft - 12.45 Sq M

For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items.