

58 Colinton Road

MERCHISTON, EDINBURGH, EH14 1AH



*SPACIOUS FOUR BED TERRACED
FAMILY HOME*



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McEwan Fraser Legal is delighted to present this splendid four-bedroom mid-terraced house to the market. Situated in a sought-after location, this home offers an array of features to enhance your living.

Step into the lounge, where a feature fireplace becomes the focal point, creating a cozy atmosphere. The south-facing aspect bathes the room in natural light, providing a bright and inviting space for relaxation and entertainment.



The heart of the home is the open-plan kitchen and dining room, boasting large bi-folding doors that seamlessly connect the indoor and outdoor spaces. The modern kitchen, with its high-quality finish and emphasis on design, caters to both culinary enthusiasts and those who appreciate stylish living. The private rear garden, accessible through the bi-folding doors, becomes an extension of the living space, perfect for al fresco dining or quiet retreats.







The entrance hallway, beautifully tiled, leads to a thoughtfully placed downstairs WC, adding convenience and practicality to the ground floor.



Moving upstairs to the first floor, where three well-appointed bedrooms await. Two of the bedrooms are doubles, one of which features an en-suite shower. The modern family bathroom on this level is designed with both aesthetics and functionality in mind. Additionally, a smaller bedroom on this floor provides a versatile space, perfect for use as an office, nursery or single bedroom.





Bedroom 2







Bedroom 3





Ascend to the top floor, a former attic conversion, where you'll find a spacious double bedroom with its own en-suite shower room. This private retreat on the top floor adds a touch of luxury and versatility to the property.







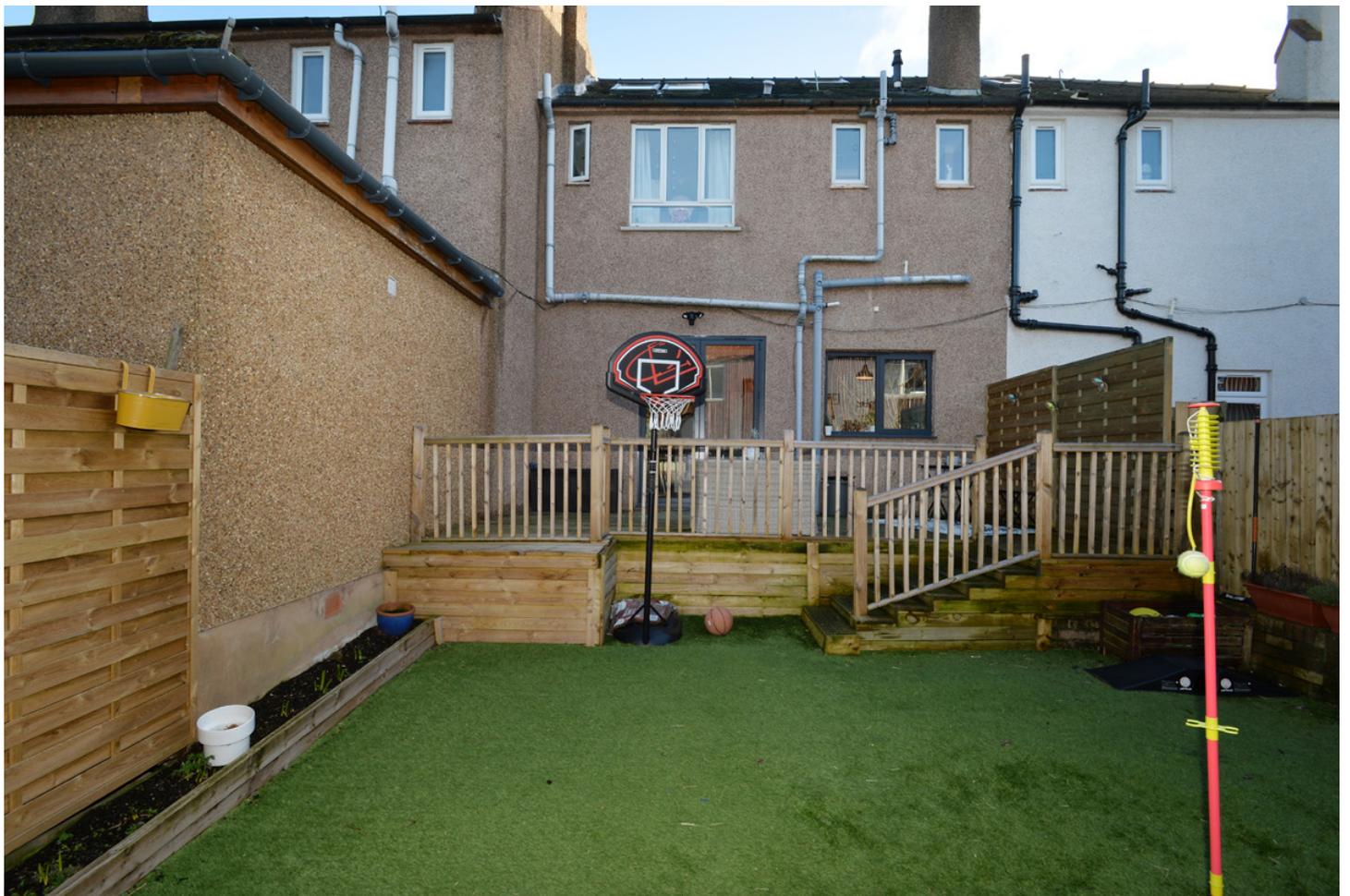
Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.31m (20'8") x 4.27m (14')	En-suite	2.36m (7'9") x 2.23m (7'4")
Lounge	4.95m (16'3") x 3.64m (11'11")	Bathroom	2.57m (8'5") x 1.82m (6')
Bedroom 1	4.76m (15'8") x 3.06m (10')	WC	2.63m (8'8") x 0.85m (2'10")
Bedroom 2	4.27m (14') x 3.64m (11'11")		
En-suite	1.82m (6') x 0.95m (3'1")	Gross internal floor area (m ²):	125m ²
Bedroom 3	2.85m (9'4") x 2.57m (8'5")	EPC Rating:	D
Bedroom 4	4.40m (14'5") x 3.47m (11'5")		



In addition, this house benefits from gas central heating, double glazed windows making for a warm and cost-effective home, year round. The property has residents' permit parking to the front.





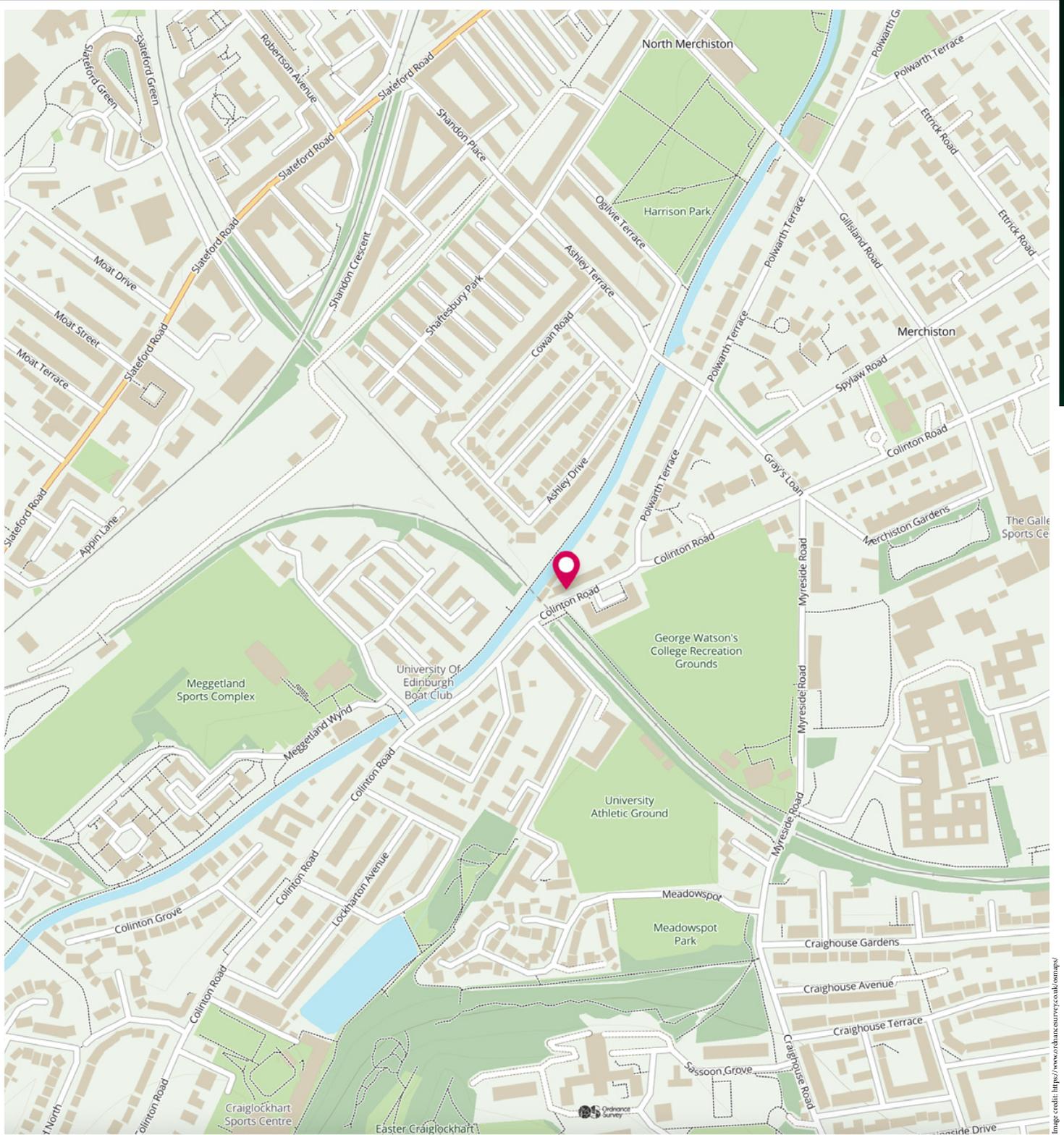


Nestled in the south-western part of Edinburgh, the prestigious and leafy neighbourhood of Merchiston presents an exquisite blend of historic charm, green spaces, and a refined residential ambiance. This sought-after locale is synonymous with elegance and exclusivity, making it a prime choice for those seeking a sophisticated urban lifestyle.

Characterised by tree-lined streets and Victorian and Edwardian architecture, Merchiston exudes a timeless allure. Grand townhouses and elegant flats contribute to the neighbourhood's distinguished aesthetic, creating an atmosphere of affluence and heritage. The area's well-preserved buildings showcase a rich history and add a touch of regality to the surroundings.

Merchiston is renowned for its proximity to the scenic Union Canal, offering residents leisurely strolls and picturesque views. The canal provides a tranquil escape from city life, adding a serene touch to this upscale neighbourhood. The nearby Harrison Park further enhances the green appeal, providing a perfect setting for outdoor activities and relaxation.

The Location



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