

MERCHISTON

1A MERCHISTON BANK GARDENS  
EH10 5EB



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EPC RATING: D

OFFERS OVER £520,000

## PROPERTY DESCRIPTION

- Private maindoor access to tiled vestibule with stained glass windows and substantial fitted storage
- Wide open dining hall with loads of room for entertaining and large, walk-in storage cupboard
- Sophisticated bay windowed lounge with feature fireplace with gas coal effect fire and door to the kitchen
- Contemporary kitchen with wide range of white high gloss units and appliances and door to rear patio garden
- Master bedroom with Edinburgh press, feature over door book shelving and window overlooking the rear garden
- Double bedroom two with French doors to the rear garden
- Beautifully appointed bathroom containing bath with shower over it, vanity sink unit, wc and heated towel rail
- Stunning period features including original sash and case windows, cornicing, dado rails, picture rails, ceiling roses and some stripped wood flooring
- Gas central heating from Worcester combi boiler
- Private front garden and private rear paved patio garden with beds and shrubs
- Permit parking on the street



## VIEWING

By appointment Pls call

Jardine Phillips

0131 4466850





## ELEGANT TWO BED MAINDOOR GARDEN FLAT IN QUIET CUL DE SAC MINUTES FROM MORNINGSIDE

Converted from a town house in this prestigious location, this immaculately presented two bed, end of terrace ground floor flat has the added bonus of private front and rear gardens. Ideal for young professionals or downsizers. Situated a few minutes' walk to all the amenities of Morningside & Bruntsfield, with excellent transport links into the city centre.

### AREA

Merchiston is a very popular leafy district in the south of the city, close to Morningside which offers an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars and restaurants available both in Morningside and nearby Bruntsfield. Local schooling is excellent and the property is in the catchment for the new Bruntsfield and St Peters primary schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema and Church Hill Theatre, with a range of gyms/leisure facilities a short drive away, including Fountainpark and Craiglockhart Leisure Centre. The flat is also well placed for lots of walks and open spaces including Harrison Park, Bruntsfield Links and the Meadows. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, gas hob, double oven, cooker hood, dishwasher, fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£575,000

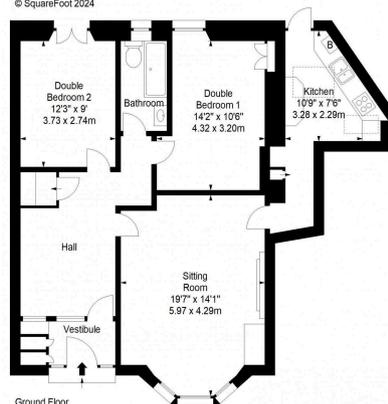


Living room	19'7 x 14'1 (5.97 x 4.29m)
Kitchen	10'9 x 7'6 (3.28 x 2.29m)
Dining Hall	
Bedroom 1	14'2 x 10'6 (4.32 x 3.20m)
Bedroom 2	12'3 x 9 (3.73 x 2.74m)

Merchiston Bank Gardens, EH10 5EB



Approx. Gross Internal Area  
916 Sq Ft - 85.10 Sq M  
For identification only. Not to scale.  
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Ground Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised 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.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.