



9/1 Granville Terrace,
Merchiston, Edinburgh, EH10 4PQ

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall.
- Attractive south facing bay windowed living room.
- Space for table and chairs.
- Modern fitted kitchen with appliances.
- Well presented & generously proportioned double bedroom.
- Further double bedroom with storage.
- Freshly presented bathroom with shower.
- Original features.
- Electric central heating boiler
- Sash & case windows.
- Permit/meter parking within surrounding streets.



GENERAL DESCRIPTION

A ground floor flat forming part of a converted terraced Victorian building in the prestigious and much sought after Merchiston district of the City perfectly positioned for access to a wide range of local amenities and within walking distance of Edinburgh City Centre. The property would make an ideal purchase for a professional person or couple.

NOTE:
Please note the gas fire within the living room is currently not in working order.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 1 MILE TO HAYMARKET STATION.
AIRPORT: APPROXIMATELY 7.2 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

The property forms part of the highly desirable residential district of Merchiston, lying within walking distance, to the southwest, of Edinburgh's city centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Polwarth, Bruntsfield and Morningside providing a more extensive range of specialised shops and services including a Marks & Spencer's and Waitrose. Frequent bus services pass by linking the city centre and surrounding areas and the City Bypass, Edinburgh Airport and motorway networks are all within easy reach. Leisure facilities within the area include The Fountain Park complex, with a multi-screen cinema, Nuffield gym and bowling alley. The cosmopolitan Edinburgh Quay is also easily accessible hosting a variety of bars, bistros and restaurants. The property is also close to Harrison Park, Bruntsfield Links and the Water of Leith Walkway and the area is ideal for those connected with Napier and Edinburgh Universities. Schools within the area are well represented at both the public and private sectors and the city's financial core is just a brief bus trip away.

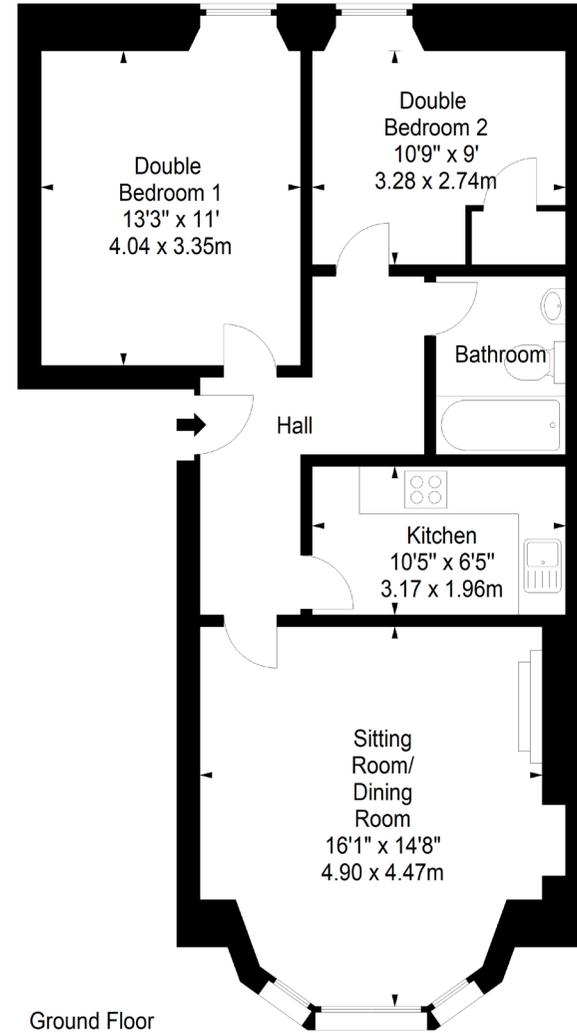
EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER-HOOD, FREESTANDING DISHWASHER, AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



Granville Terrace,
Edinburgh,
Midlothian, EH10 4PQ



Approx. Gross Internal Area
695 Sq Ft - 64.57 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING E

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.