



lindsays

Flat 16, 2 Merlin Avenue
Edinburgh, EH5 1FS

"an extremely impressive fifth floor flat which enjoys beautiful views of the Firth of Forth and benefits from a large balcony and allocated parking space"

- Lift
- Spacious sitting room/dining room
- Stylish kitchen with large balcony off
- Master bedroom with en-suite
- Second double bedroom
- Modern bathroom
- Underfloor heating
- Double glazing
- Allocated parking space

EPC Rating B

OFFERS OVER £250,000



Description

An extremely impressive fifth floor flat which enjoys beautiful views, situated within a sought after modern development located next to the Firth of Forth. This stunning property offers a spacious home which benefits from a large balcony and is presented in walk in condition throughout. The development boasts a lift and underground parking, where this property has an allocated parking space. In brief the accommodation comprises; welcoming hall with two storage cupboards and window providing natural light, spacious sitting room/dining room with full length windows providing a superb view across the Firth of Forth, stylish fully fitted kitchen with large balcony off, master bedroom with ensuite shower room and built in wardrobes, second double bedroom, and modern bathroom.

Area

Granton is a popular residential area located just minutes from the shores of the Firth of Forth and all the city's vibrant waterfront has to offer. Whilst there are excellent public transport services to and from the city centre (approximately 3 miles), the local area offers a wide range of shopping facilities including a large branch of Morrisons and a Lidl. Edinburgh College Granton Campus is within easy reach, as is Craigroyston Community High School which offers a wide programme of leisure and educational facilities for children and adults alike. There are miles of bracing seafront walks, a number of lovely parks, a Yacht Club and Marina, a Pure Gym and several local access points to the city's cycle path network all within close proximity. The Western General Hospital is also close by and there are excellent road links with the city by-pass, the central motorway network, the Queensferry Crossing and Edinburgh International Airport.

Viewing

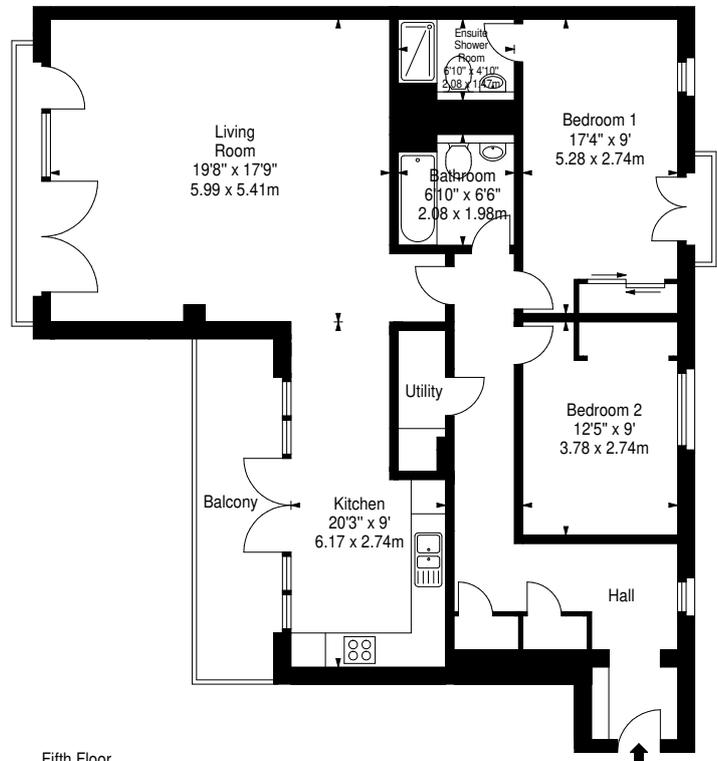
Sunday 2-4pm (no appointment necessary) or contact Lindsays 0131 229 4040



Merlin Avenue, EH5 1FS



Approx. Gross Internal Area
1116 Sq Ft - 103.68 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.