



**22a Merchiston Park**  
**Blackford, Edinburgh, EH9 3HT**

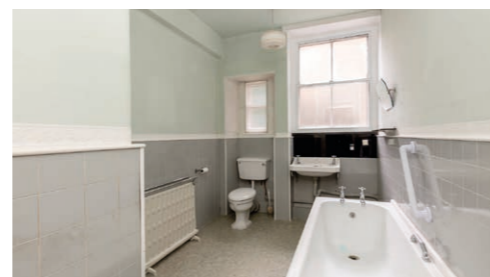
CALL US ON 0131 447 4747



# 22a Merchiston Park, Merchiston, EH10 4PN

For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Pathway to side of building with main door at rear.
- Entrance porch.
- Reception hall with excellent storage.
- Generously proportioned living room/dining room.
- Kitchen with appliances.
- Three good sized double bedrooms one with a bay window.
- Family bathroom.
- Boxroom/study.
- Large pantry.
- Electric heating.
- Partial double glazing.
- Some secondary glazing.
- Many original features.
- Private garden to front.
- Carport with driveway.
- Private south west facing garden to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A lower ground floor flat part of a traditional converted detached villa (built in 1876 ) in the prestigious and much sought after Merchiston district of the city. The property is within walking distance of a wide range of local amenities and a short journey to the south of Edinburgh City Centre. The property is in need of modernisation and redecoration but offers excellent potential to any purchaser.

COUNCIL TAX BAND - F.  
TRAIN STATION - APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.  
AIRPORT - APPROXIMATELY 8.6 MILES TO EDINBURGH AIRPORT.  
BUSES - WITHIN 100 METRES.

## LOCATION

The property forms part of the highly desirable leafy district of Merchiston, lying approximately 2 miles south west 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.

**EXTRAS:**  
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, FREESTANDING AUTOMATIC WASHING MACHINE, FRIDGE AND FREEZER FOR ALL OF WHICH THERE WILL BE NO GUARANTEES.





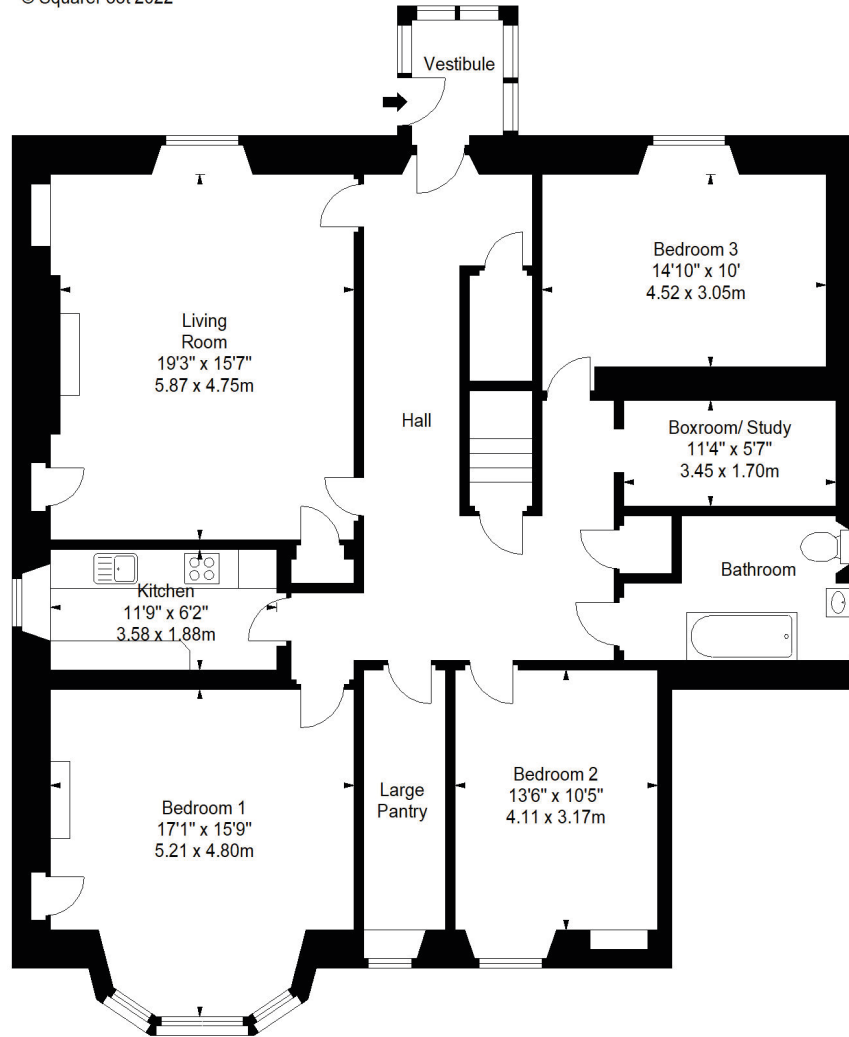
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Approx. Gross Internal Area  
1579 Sq Ft - 146.69 Sq M  
For identification only. Not to scale.  
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**ENERGY PERFORMANCE  
CERTIFICATE RATING E**



Ground Floor



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747 F: 0131 447 9555

**WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK**

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.