

COULTERS[©]

WELCOME TO:

MERCHISTON CRESCENT

69 3F2 Merchiston Crescent, Merchiston, Edinburgh, EH10 5AQ



MERCHISTON CRESCENT AT A GLANCE:



Leafy Merchiston location



Spectacular city and Pentland Hills views



Close to Bruntsfield and Morningside amenities



Existing HMO licence



Close to Edinburgh universities



Excellent schools nearby

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that all furniture is available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a highly sought-after Merchiston location with this most impressive four-bedroom apartment. Bright and situated on the top floor of a traditional Victorian tenement it features charming period details and spectacular views. Set in the heart of a high amenity area, the property is in walking distance of the bustling Bruntsfield and Morningside with their array of independent retailers, bars, and restaurants. With easy access to the city centre, Edinburgh universities, and well-regarded schooling it will make a superb home or investment.

- A light filled corner living room with extensive sash and case bay windows offering unobstructed views to the Pentlands and Corstorphine Hill. Spacious with original cornicing, mantelpiece, and a neutral décor it allows for a versatile furniture configuration
- A contemporary kitchen/dining room with twin window aspect offering rear views. The well-laid out kitchen features built-in utility cupboard, quality wall and floor units, wooden worktops and integrated appliances including extractor hood, oven, and hob. Ample space for freestanding appliances and furniture
- A comfortable and appealing front-facing principal double bedroom with twin sash and case windows, carpeting and original fireplace
- Three further light and airy carpeted double bedrooms some with original fireplaces and all with space for freestanding furniture
- Well-appointed modern family bathroom with chic black and white finishes
- Gas central heating throughout
- Shared rear garden and on street (permit) parking
- Potential for investors to use as a 5 bedroom/2 bathroom property subject to minor alterations with the necessary consents. See alternative layout floorplan below





LOCATION, LOCATION, LOCATION:

This property is located in the highly desirable residential area of Merchiston. A leafy and picturesque location, it is in walking distance of superb amenities at Morningside and Bruntsfield. These include popular bars and restaurants such as Montpeliers, the Chop House and Thai Lemongrass. Independent retailers sit alongside convenience stores such as Sainsbury's Local and Tesco Express. There is a Waitrose supermarket in Morningside and a Marks and Spencer Simply Food.

The open green spaces of Bruntsfield Links, and The Meadows are all close by and Blackford Hill and the Hermitage of Braid are within a few minutes' drive. Recreational amenities nearby include

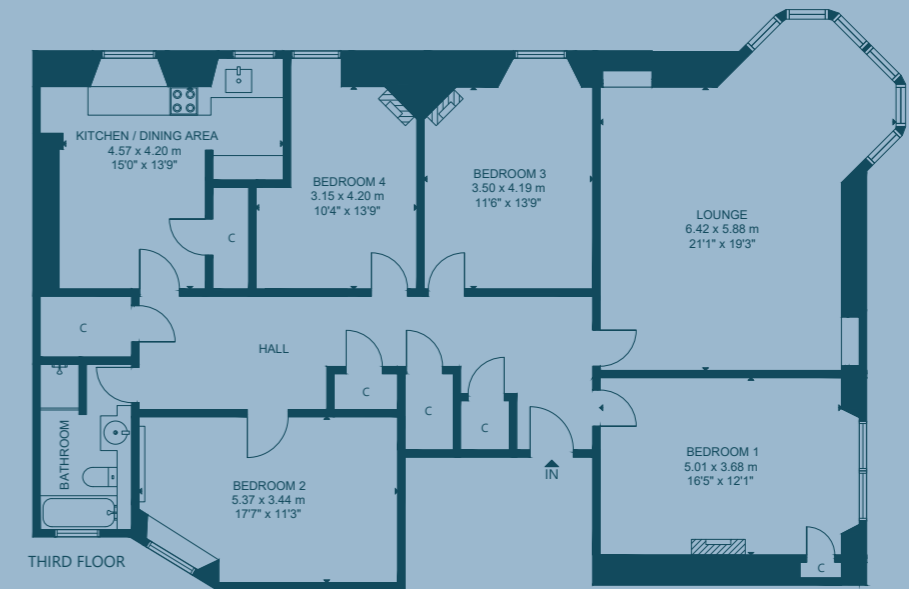
the famous Dominion Cinema, Church Hill Theatre, Fountain Park with its gym, cinema and well-known restaurants, and golf courses such as Braid Hills and Merchants of Edinburgh.

Highly regarded schooling includes Bruntsfield Primary School and Boroughmuir High School, and Edinburgh private schools are nearby such as George Watson's College and Merchiston Castle School. It is an ideal location for Napier and Edinburgh Universities.

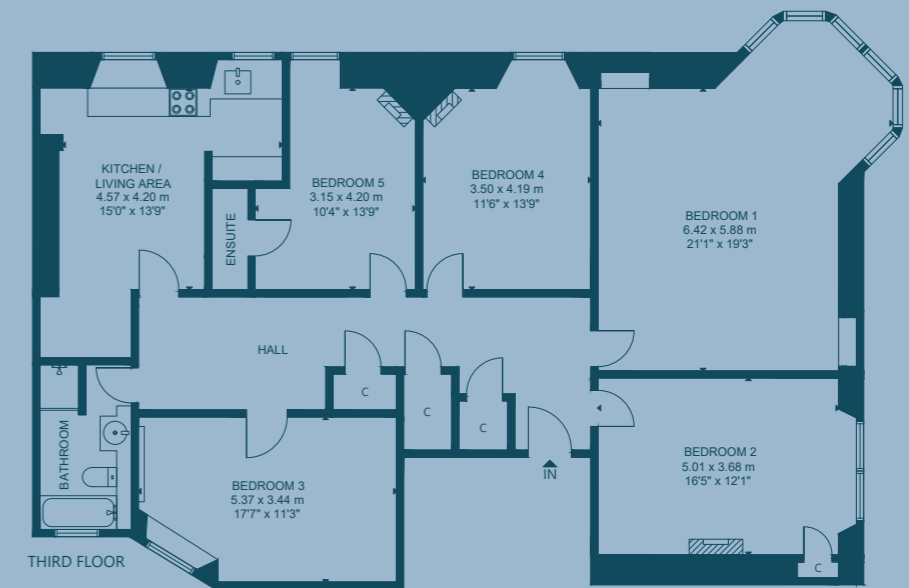
Regular bus services take you into the city centre from Holy Corner in fifteen minutes, the City Bypass connecting to the motorway network is in easy reach as is Edinburgh International Airport.



FLOOR PLAN:



ALTERNATIVE FLOORPLAN:



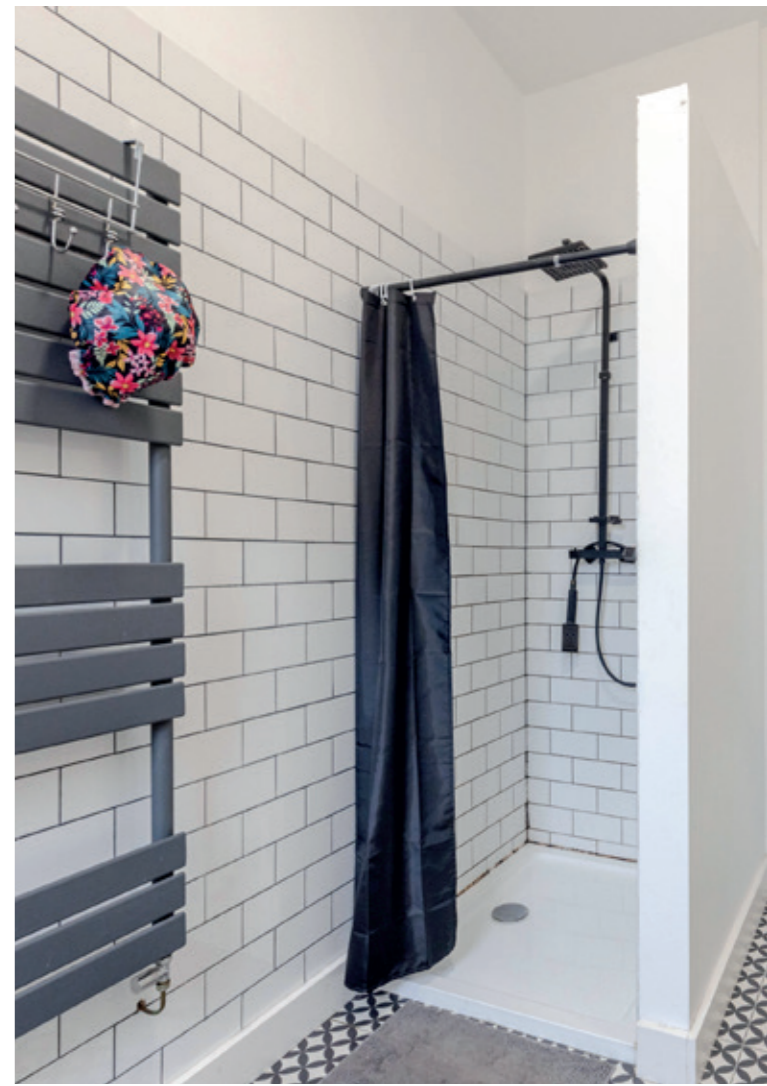
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Approx. Gross Internal Area

1,658 Sq Ft - 154 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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