

Jardine Phillips  
Solicitors • Estate Agents

MERCHISTON

1/5 ST TERESA PLACE  
EH10 5UB



**3**



**2**



**1**

EPC RATING: C

FIXED PRICE £375,000

#### PROPERTY DESCRIPTION

- Entrance hall
  - Spacious sitting/dining room with two windows with attractive views
  - Fitted breakfasting kitchen with appliances and cupboard housing new GCH boiler fitted a couple of years ago.
  - Master bedroom with built in wardrobes and ensuite shower room
  - 2 further double bedrooms, one with built in wardrobes
  - Family bathroom
  - Lock up garage – the middle one in the first block nearest to Block 1
  - Visitors parking
- Communal well maintained landscaped gardens
  - James Gibb manages the development dealing with general maintenance, gardening, cleaning and lighting of stairs, entryphone systems and so on. The charge for this service is currently approximately £100 per month, including block buildings insurance



#### VIEWING

Sun 2-4pm or call

Jardine Phillips

0131 4466850







## SPACIOUS SECOND FLOOR FLAT IN ATTRACTIVE MANAGED DEVELOPMENT IN EXCELLENT AREA

With a lovely outlook and beautifully maintained landscaped gardens, this well laid out, large flat is ideal for a family, downsizers or would make an excellent rental investment. Now in need of some upgrading and decoration to make it into a beautiful family home. Located close to all the amenities of Bruntsfield and Morningside. Handy garage space.

### AREA

Merchiston is an extremely desirable area in the South of the city which offers an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent shops, coffee shops, bars, restaurants and speciality food stores in nearby Bruntsfield and Morningside. There are a wide range of amenities available including a library, the very popular independent Dominion Cinema, Church Hill Theatre and a number of gyms. In the catchment for Craiglockhart Primary and within walking distance of George Watsons College. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows and Harrison Park. There is easy access both into town via the numerous bus services from the main road, and out of town to the city bypass and beyond.

### PARKING

Visitors Parking

### EXTRAS

The cooker, washing machine and dishwasher are included in the sale. All curtains and carpets are also included.


### HOME REPORT VALUATION

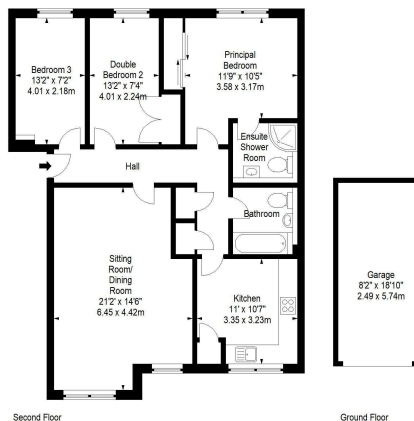
£390,000



Hall	
Sitting/dining room	
Kitchen	21'2" x 14'6" (6.45 x 4.42m)
Bedroom 1	11' x 10'7" (3.35 x 3.23m)
Ensuite shower room	11'9" x 10'5" (3.58 x 3.17m)
Bedroom 2	
Bedroom 3	13'2" x 7'4" (4.01 x 2.24m)
Bathroom	13'2" x 7'2" (4.01 x 2.18m)

St. Teresa Place,  
Edinburgh, EH10 6UB

 SquareFoot  
Approx. Gross Internal Area  
1000 Sq Ft - 92.90 Sq M  
Garage  
Approx. Gross Internal Area  
155 Sq Ft - 14.40 Sq M  
For identification only. Not to scale.  
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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.

