

Jardine Phillips
Solicitors • Estate Agents

MERCHISTON

8A NAPIER ROAD
EH10 5BD



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EPC RATING: D

OFFERS OVER £910,000





MAGNIFICENT FOUR BED UPPER IN DETACHED VILLA WITH LARGE PRIVATE GARDEN & PARKING IN PRESTIGIOUS MERCHISTON LOCATION

This superbly presented, impressive upper flat has a wealth of period features, its own entrance to the side leading to a large expanse of private garden, off street parking and a handy garage. The accommodation comprises of a range of very large reception spaces, perfect for entertaining, and spacious bedrooms making it a wonderful family home. In the catchment for excellent schools both in the private and public sector. Close to all the marvellous amenities of bustling Bruntsfield and Morningside.

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 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 Bruntsfield Primary and Boroughmuir High School and walking distance to 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 the city centre via the numerous bus services from the main road, and out of town to the city bypass and the motorway network beyond.

GARDEN

Fully enclosed south west facing garden to the side featuring raised paved patio area, wide

expanse of lawn, shrub borders, garden store chicken house & enclosure, childrens' play equipment and gate to parking area & garage.

PARKING

Off street parking to the rear with access to the single garage together with residents' permit parking in the street.

EXTRAS

The window dressings, light fittings, Lacanche range stove, cooker hood & dishwasher are included in the sale. Garden play equipment also included.

HOME REPORT VALUATION

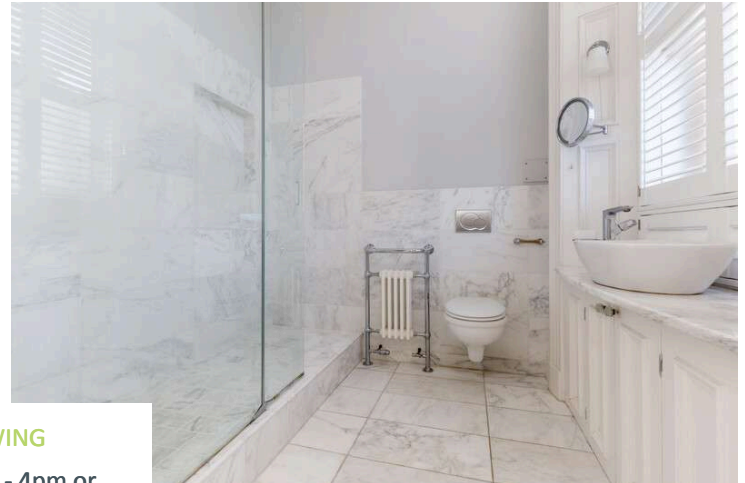
£950,000





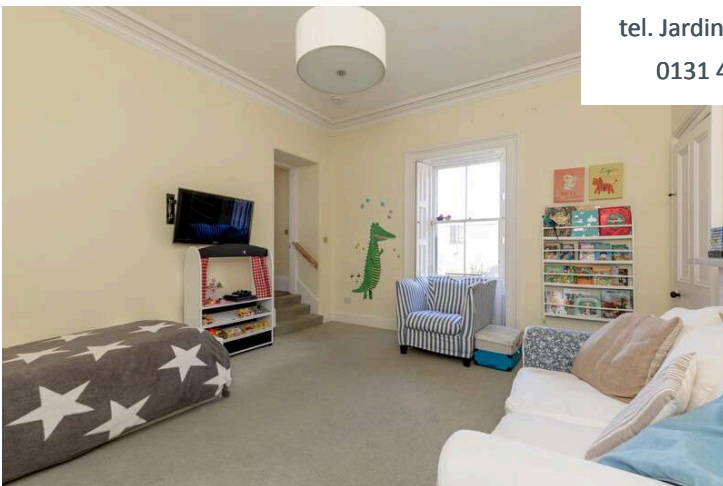
PROPERTY DESCRIPTION

- Private garden door with path to the left of the building leading to staircase to property entrance
- Vestibule with Victorian tiled floor leading to inner hallway with skylight
- Spacious fitted kitchen/diner/family room with wide range of bespoke hand painted units, granite worktops a Lacanche range stove, high end appliances, window seats with storage and space for dining & sitting
- Large family bathroom featuring freestanding roll top bath, shower unit, period style sink, wc, heated towel rail and storage
- Spacious open hallway at the centre of the property with bespoke bookcases and arched feature window – currently used as a music room but could equally be used as a dining hall
- Grand dual aspect bay windowed sitting room with lovely views, feature parquet flooring, original fireplace and beautiful period features
- Bedroom 1 to the front with ensuite shower room with marble tiling, walk in double shower unit & plantation shutters on the windows, separate walk in wardrobe
- Bedroom 2 to the rear currently set up as a family room/bedroom with Edinburgh press & original fireplace, large ensuite bathroom
- Bedroom 3 to the rear with bespoke book shelving and original fireplace
- Bedroom 4 to the rear with Edinburgh press and original fireplace
- Huge loft approximately 7'6 high and 130sqm with potential to extend subject to usual planning consents
- A wealth of period features including original fireplaces, ornate cornicing, ceiling roses, original window shutters & deep skirting boards
- Gas central heating boiler fitted 2011 and fully maintained, feeding period style cast iron radiators throughout the property
- All bathrooms have electric under floor heating and electric towel rails
- Upgraded timber sash & case windows
- Solid wood and tiled flooring finishes
- Fully rewired and replumbed in 2011
- Fully enclosed south west facing garden, wide expanse of lawn, shrub borders, garden store and gate to parking area & garage



VIEWING

Sundays 2 - 4pm or
tel. Jardine Phillips on
0131 446 6850



Kitchen/Dining	24'5 x 11'3 (7.44 x 3.43m)	Garage	20' x 8'10 (6.10 x 2.69m)
Music room	20'3 x 7'11 (6.17 x 2.41m)		
Sitting room	24'10 x 16' (7.57 x 4.88m)		
Bedroom 1	14'11 x 14'5 (4.55 x 4.39m)		
Bedroom 2	15'3 x 13'9 (4.65 x 4.19m)		
Bedroom 3	15'11 x 14'5 (4.85 x 4.42m)		
Bedroom 4	15'4 x 14'6 (4.67 x 4.42m)		



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.