

Jardine Phillips  
Solicitors • Estate Agents

MERCHISTON

22/2 EAST CASTLE ROAD  
EH10 5AR



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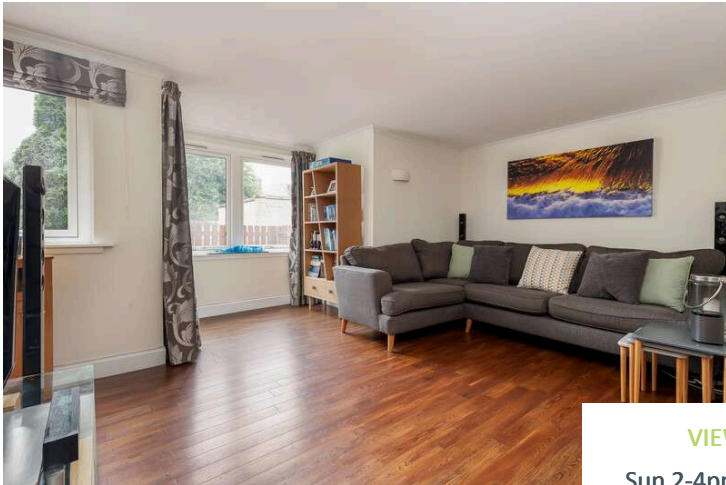
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EPC RATING: C

FIXED PRICE £475,000

## PROPERTY DESCRIPTION

- Wide open hallway with great storage
- Spacious, bright open plan dual aspect living/dining room with direct access to the private terrace
- Fully fitted kitchen with wide range of units & appliances and a handy breakfast bar
- Master bedroom with mirrored wardrobes and fully tiled ensuite shower room with walk in electric shower, sink, wc & heated towel rail
- Bedroom 2 with fitted wardrobe Bedroom 3 currently used as a study – perfect for working from home
- Family bathroom with mosaic tiling and suite comprising bath with electric shower over, sink, wc & heated towel rail
- New gas central heating boiler fitted 2022 Wooden double glazing with 6 years outstanding on guarantee
- Sunny, south west facing, private fenced off terrace with paving, trees, shrubs & flowers
- Private garage on site and off street parking
- Maintained by Trinity Factors at a cost of approx. £1,200 pa for buildings insurance and to cover upkeep of communal areas



### VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850







## SUPERB, MODERN THREE BED TWO BATH GROUND FLOOR FLAT WITH PRIVATE SUNNY TERRACE & GARAGE IN PRESTIGIOUS LOCATION

Located in this impressive wide road in the well renowned area of Merchiston, this well presented apartment would make a perfect home for young professionals, downsizers or a young family, being in the catchment for excellent schools. Walking distance to all the trendy coffee shops, bars & restaurants of Bruntsfield & Morningside and the wide open spaces of Bruntsfield Links, Harrison Park and the Union Canal. Excellent transport links nearby both into and out of town.

### AREA

Merchiston is an extremely desirable area in the South of the city which is within walking distance of Bruntsfield & Morningside with their wide range of supermarkets (including Waitrose and M&S Simply Food), independent shops, coffee shops, bars, restaurants and speciality food stores. There are an excellent range of amenities available nearby, including a library, the very popular independent Dominion Cinema, Church Hill & Kings Theatres and a number of gyms & leisure facilities. The property is in the catchment for the well renowned Bruntsfield Primary and Boroughmuir High Schools and is walking distance to George Watsons College. The flat is also well placed for lots of walks and open spaces including the Union Canal, Harrison Park, Bruntsfield Links and the Meadows. 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.

### GARDEN

Sunny, west facing, private fenced off terrace with paving, trees, shrubs & flowers

### PARKING

Private garage on site and off street parking

### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, integrated fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£465,000

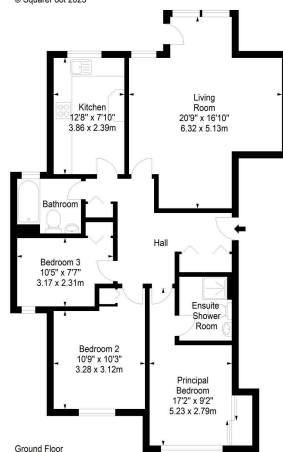


Living/dining room	20'9 x 16'10 (6.32 x 5.13m)
Kitchen	12'8 x 7'10 (3.86 x 2.39m)
Bedroom 1	17'2 x 9'2 (5.23 x 2.79m)
Bedroom 2	10'9 x 10'3 (3.28 x 3.12m)
Bedroom 3	10'5 x 7'7 (3.17 x 2.31m)

East Castle Road,  
Edinburgh,  
Midlothian, EH10 5AR



Approx. Gross Internal Area  
942 Sq Ft - 87.51 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.