



RALPH SAYER
SOLICITORS & ESTATE AGENTS

7/3 Gillsland Park

Merchiston, Edinburgh, EH10 5TN

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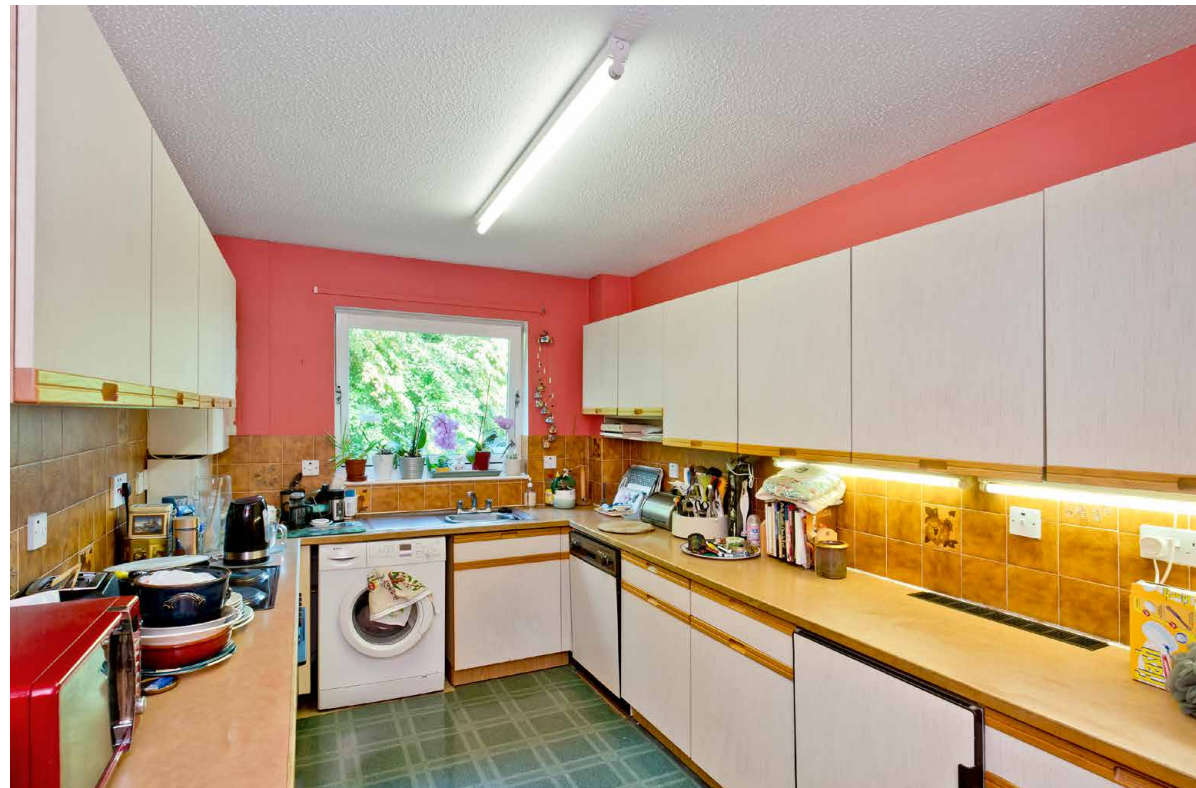
Forming part of an established development in desirable Merchiston, this three-bedroom, two-bathroom first-floor flat is sure to appeal to professionals, couples, young families, and rental investors alike. The property lies within easy reach of a wealth of amenities, including shops, schools (the property is in the catchment area for excellent state schools, plus the outstanding George Watson's College and Edinburgh Napier University Merchiston Campus nearby), transport links, scenic open spaces, the Union Canal, and unrivalled cultural and entertainment venues, as well as the very heart of the capital.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Property Summary

- First-floor flat in sought-after Merchiston
- Secure shared entrance
- Vestibule and hall with built-in storage
- Southeast-facing living/dining room with views over the shared garden all the way to the Pentland Hills
- Bright kitchen
- Three double bedrooms with built-in storage
- One en-suite shower room
- Bathroom with shower-over-bath
- Access to shared gardens
- Private garage for parking
- Gas central heating system
- Double-glazed windows
- EPC Rating - C | Council Tax Band - F





Three double bedrooms with built-in storage, one en-suite shower room and a bathroom with shower-over-bath



Let us help you find your next
dream property!



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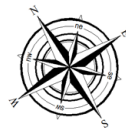
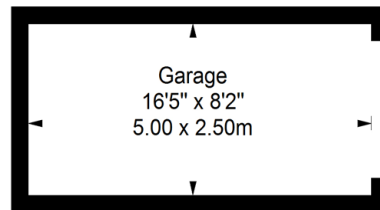
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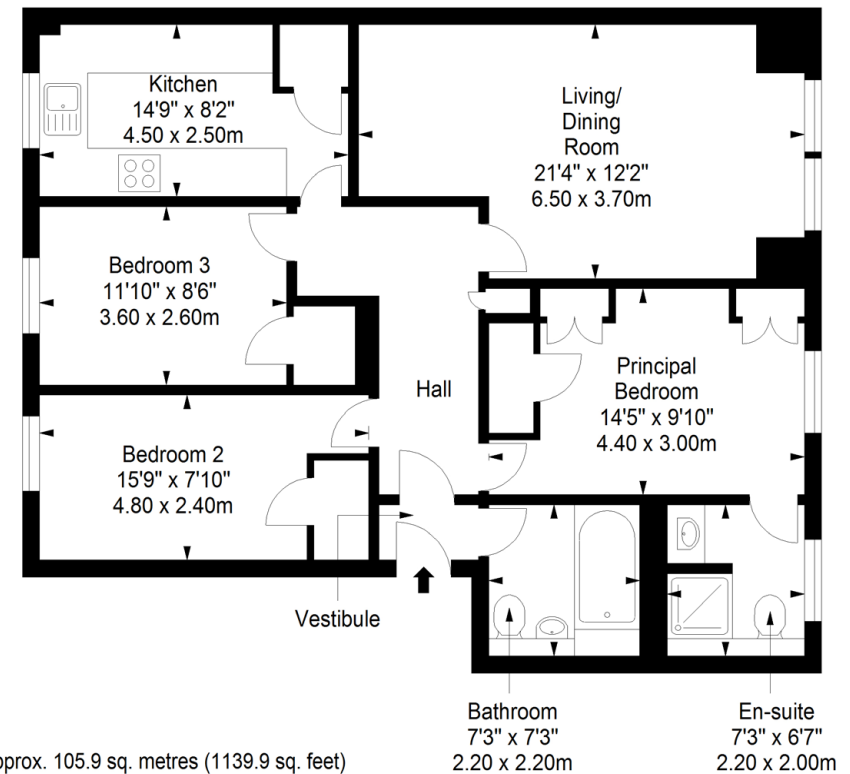
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Garage
Approx. 12.5 sq. metres (134.5 sq. feet)



First Floor
Approx. 93.4 sq. metres (1005.4 sq. feet)



Total area: approx. 105.9 sq. metres (1139.9 sq. feet)