



RALPH SAYER
SOLICITORS & ESTATE AGENTS

8/2 Merchiston Place

Edinburgh EH10 4NR

8/2 Merchiston Place

Characterised by typically opulent proportions and natural light, this traditional first floor flat perfectly blends period character with all the modern conveniences of contemporary living. Set just off bustling and vibrant Bruntsfield, this property boasts a highly sought-after area in a central location.

A picture of timeless elegance, the airy entrance hall has oak style floorboards and finished in a classic palette of grey and white. Positioned at the front of the property, the vast sitting room is bathed in light from a magnificent bay window and is brimming with splendid period features, including a cast iron fireplace (with inset living flame gas fire). The rear-facing kitchen brings a contemporary edge where a mix of high gloss white and sleek dark grey doors, create a modern family kitchen and/or entertaining space. A peninsular unit adds to ample storage and workspace, whilst accommodating a full range of Siemens and Neff integrated appliances, including a ceramic hob, an eye-level single oven and a combination microwave oven, a dishwasher, a washing machine and a fridge/freezer.

Property Summary

- Prime location in sought-after Bruntsfield
- Period property with contemporary finishes
- A wealth of period features
- Communal stairway provides storage space under stairs
- Welcoming entrance hall
- Vast bay windowed sitting room
- Contemporary dining kitchen
- Three double bedrooms
- Quality three-piece bathroom
- Lovely shared rear garden
- Gas central heating
- EPC Rating - C | Council Tax Band - E

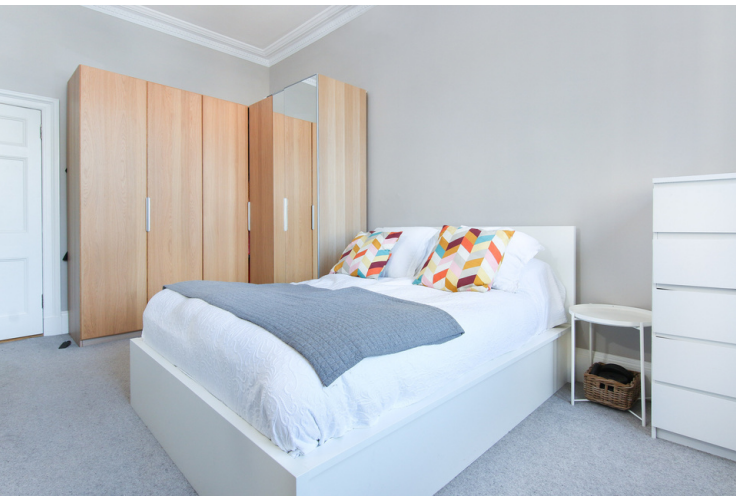






Perfect blend of traditional period character with all the modern conveniences of contemporary living







The property accommodates three exceptionally bright and spacious double bedrooms - the largest of which boasts a splendid double recessed window. Immaculately tiled in luxurious porcelain marbled tiles, the bathroom features a bath with overhead shower, glass screen, a wall-hung vanity basin, a towel radiator and a WC. The property benefits from gas central heating ensuring a warm home all year round.

Externally, the flat benefits from use of beautiful leafy shared gardens to rear.

Extras: all fitted floor coverings, curtains, window blinds, light fittings, bed 1 wardrobes and integrated kitchen appliances to be included in the sale.



Bruntsfield

Bruntsfield has a bustling cafe/bar culture, with independent specialist eateries and shops. The wide open spaces of Bruntsfield Links and the Meadows offer a pitch & putt and tennis with fabulous walks found on the nearby Union Canal. Easy access to all of Edinburgh's entertainment, including theatres, galleries and Edinburgh International and Fringe Festival venues.

Excellent schooling is provided both in the public and private sectors with the well regarded Boroughmuir High School, Bruntsfield Primary and the private, George Watsons College. Edinburgh Napier Universities, Merchiston Campus is close by, along with easy access to all the main Edinburgh University campuses. Excellent regular bus routes service the area however everything is easily accessible by foot.

Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

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.

