

58 Merchiston Avenue

Merchiston, Edinburgh, EH10 4PA

mhdlaw

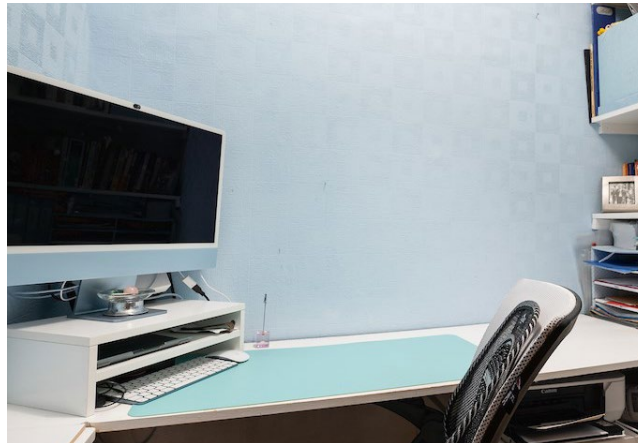


Beautifully Presented Two Bedroom Main Door Flat



Features

- Traditional Main door Flat
- Beautiful Period Features
- Private Entrance
- Entrance Hall
- Bay-Fronted Sitting Room
- Study
- Dining Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Excellent Storage Throughout
- Gas Central Heating
- Direct Access To Shared Lovely Garden
- Moments From Cafes And Shops



DESCRIPTION

Set on a quiet residential street in popular Merchiston this two-bedroom main door flat offers beautifully presented period living space with high ceilings and large rooms, opening directly out to a charming shared garden.

LOCATION

The property is tucked away on Merchiston Avenue just a few moments from the local amenities on Polwarth Gardens. The Union Canal can be found at the end of the road and offers a lovely traffic free route into the city centre. The hustle and bustle of Tollcross and The Old Town are only a short distance away, whilst the calmer, leafier environs of Bruntsfield and Morningside are equally accessible to the south. In Merchiston the open spaces of Harrison Park provide a green escape from city life, whilst The Meadows and The Braids are also not too far away. A multi screen cinema, bowling and other entertainments can be found at Fountain Park in Fountainbridge, whilst Bruntsfield Primary School and Boroughmuir High School are both close at hand.

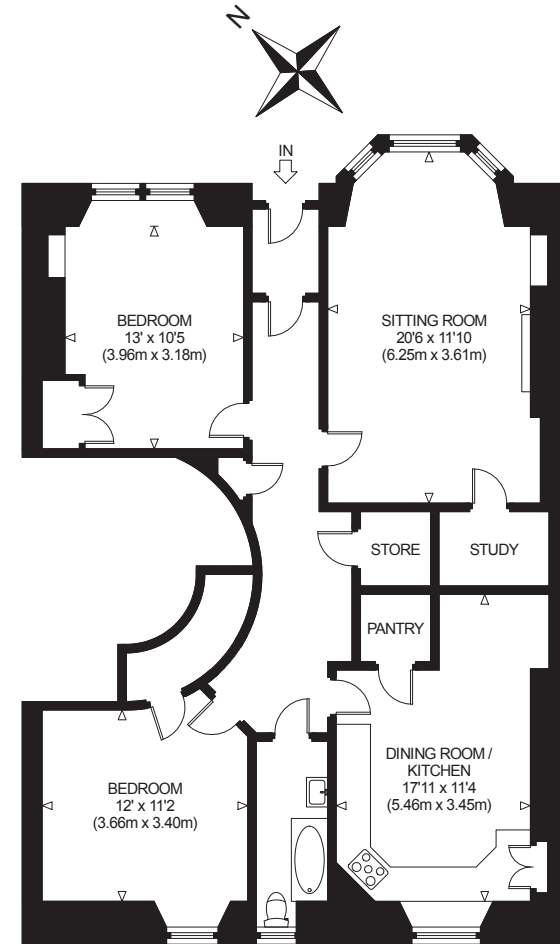
HOME REPORT VALUE – £430,000

COUNCIL TAX BAND E



Please click here to view the video for this property

All appliances in the property are sold as seen and no warranties will be given.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1043 SQ FT / 96.9 SQ M

MERCHISTON AVENUE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1043 SQ FT / 96.9 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Viewing – By appointment, please call MHD Law on 0131 555 0616

All enquiries, note of interest and offers to be directed to the property department at:

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