

COULTERS[©]

4/2 GRANVILLE TERRACE

MERCHISTON, EDINBURGH, EH10 4PF

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

A truly immaculate, two bedroom upper villa which has been upgraded throughout to an excellent standard. The property boasts beautiful period features that include high ceilings, cornicing and working shutters as well as a stunning marble fireplace which now houses a gas fire. The communal entrance hall which is shared with the ground level flat, has recently been repainted to form a welcoming entryway and there is a large storage cupboard next to the upper door which belongs solely to 4/2.



Inside, an impressive twin windowed lounge forms the heart of the home and comfortably accommodates a dining area. The modern, fully fitted kitchen is conveniently positioned nextdoor. Both rooms have been fitted with quality Amtico flooring. Two good sized double bedrooms, both recently recarpeted, are quietly situated to the rear and a stylish shower room with handy built-in storage is positioned centrally within the property.

KEY FEATURES

-  Immaculately presented upper villa
-  Two spacious double bedrooms
-  Shared, low maintenance gardens to front
-  Shared driveway
-  Desirable Merchiston neighbourhood
-  Short stroll to Bruntsfield and Morningside shops





There is modern gas central heating with newly installed radiators and the windows are all UPVC double glazed.

The garden ground to the front of the property is shared with the ground level property and has been designed to form an attractive, yet low maintenance area to be enjoyed. The substantial timber shed belongs exclusively to 4/2.

A driveway with two parking spaces is situated around the corner on Merchiston Mews and is shared with the lower flat.



THE LOCAL AREA

This property is located in the highly desirable residential area of Merchiston. A leafy and picturesque location, it is within walking distance of superb amenities at Morningside and Bruntsfield. The open green spaces of Bruntsfield Links, and The Meadows are all close by and Blackford Hill and the Hermitage of Braid are also easily accessible. The open green spaces of Bruntsfield Links, and The Meadows are all close by and Blackford Hill and the Hermitage of Braid are also easily accessible. Recreational amenities nearby include the famous Dominion Cinema, Fountain Park with its gym, cinema and well-known restaurants, and golf courses such as Braid Hills and Merchants of Edinburgh. Highly regarded schooling includes Bruntsfield Primary School and Boroughmuir High School, and private schools such as George Watson's College are nearby. It is an ideal location for Napier and Edinburgh Universities. Regular bus services take you into the city centre, the City Bypass connecting to the motorway network is in easy reach, as is Edinburgh International Airport.

EXTRAS

All curtains, light fittings and kitchen appliances are included in the sale price. Other items of furniture may also be available.

GET IN TOUCH



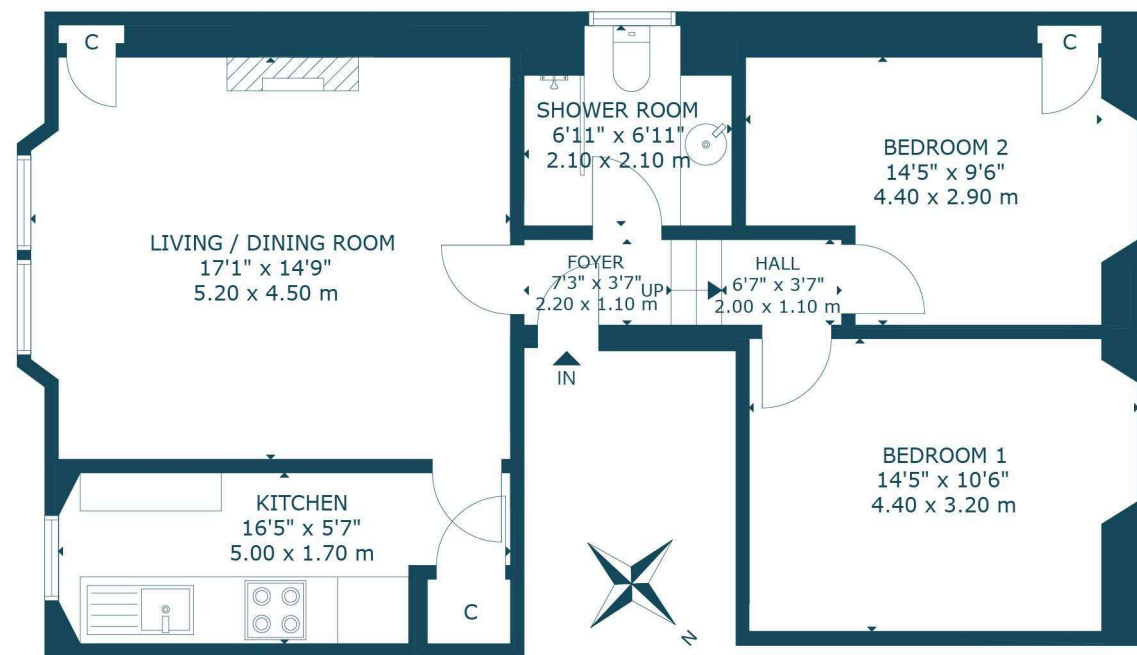
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FIRST FLOOR

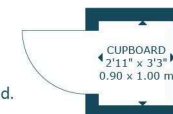
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 734 SQ FT / 68 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

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