



GILSON GRAY

LAW • PROPERTY • FINANCE

27 (3F1) MERCHISTON CRESCENT

Merchiston, Edinburgh, EH10 5AJ



Forming part of a beautiful sandstone tenement building in Merchiston, within the Merchiston and Greenhill conservation area, this three-bedroom third/top-floor flat offers wonderfully light and airy accommodation enhanced by neutral décor and modern fixtures and fittings. The flat lies a stone's throw from excellent amenities including shops, the university, a selection of cafés and restaurants, excellent transport links, and scenic open spaces such as The Meadows.

Extras: Integrated kitchen appliances comprising a double oven, a hob, an extractor hood, and a dishwasher will be included in the sale, as well as a freestanding washing machine and dryer. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Third/top-floor tenement flat in Merchiston
- Within the Merchiston and Greenhill conservation area
- Modern presentation and period features
- Secure shared entrance and stairwell
- Bay-fronted living room
- Airy dining kitchen with separate utility room
- Three well-proportioned bedrooms
- Two modern shower rooms
- Access to a well-maintained shared garden
- Residents' permit parking (Zone S3)







"THIS THREE-BEDROOM FLAT
IN MERCHISTON IS
PRESENTED WITH
ATTRACTIVE, MODERN
INTERIORS AND
NEUTRAL DECOR."





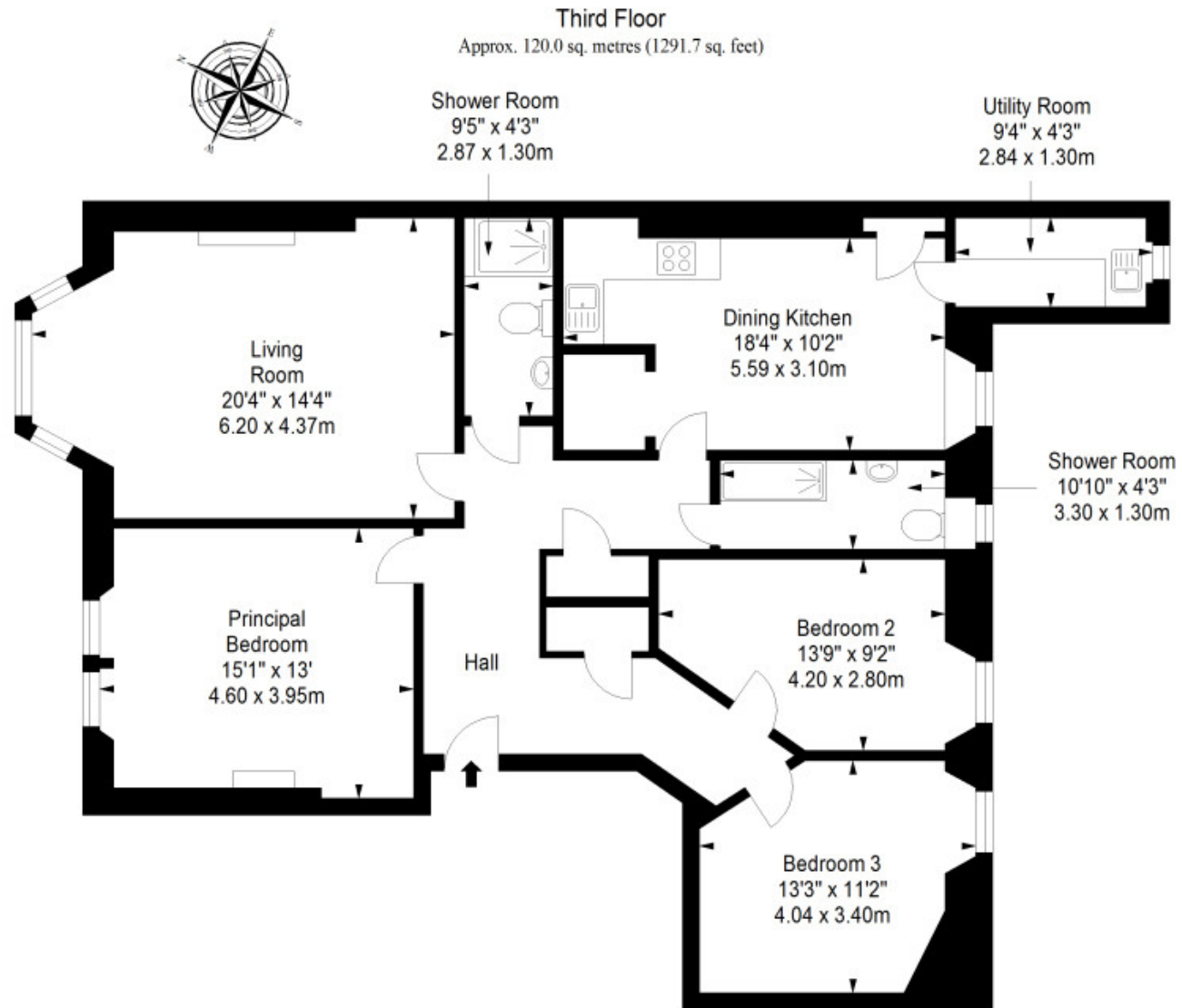
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 120.0 sq. metres (1291.7 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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