



16/12 Gray's Loan, Edinburgh, EH10 5BS

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





Rarely available this delightful third floor apartment forming part of a small, modern exclusive development set in beautiful grounds located in the highly regarded and much sought after Merchiston district in Edinburgh close to many local amenities, highly regarded schooling along with good transport links, with Edinburgh City Centre being only a short journey away. The property offers well-proportioned accommodation with a lift, secure entry system along with a covered car port and visitors parking. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Lift access.
- Welcoming reception hallway with excellent storage.
- Dual aspect living/dining room with fabulous views over George Watsons College playing fields. South and east facing with two sets of French doors.
- Dining kitchen with a good range of wall and base units along with integrated appliances.
- Master south facing bedroom with lovely views to the Pentland Hills, built in wardrobe storage, en-suite shower room.
- Double bedroom with French doors opening to a Juliette balcony, storage cupboard.
- Double bedroom west facing with a useful storage cupboard.
- Bathroom comprising WC, wash hand basin, bath, walk in shower, ladder radiator.
- Electric heating with underfloor heating in the living room area.
- Double glazing throughout.
- Beautiful communal garden areas.
- Covered allocated car port along with visitors parking.





## Location

Merchiston is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Princes Street and the West End are little more than a mile away and are readily accessible either via regular public transport services or indeed on foot. There are local shopping facilities scattered throughout the area, including those in both neighbouring Bruntsfield and Morningside. Delightful independent shops, a large branch of Waitrose, a Tesco and a Marks & Spencer food outlet are to name but a few. Parts of Napier and Edinburgh Universities are within close proximity, as are excellent schools. Leisurewise, the surrounding area is one where the city's entertainment venues tend to be high concentrated. The Usher Hall, Traverse, Lyceum, Kings and Churchill Theatres, the Odeon and Dominion cinemas, restaurants, cafes and bars are all represented. The wonderful open spaces of Bruntsfield Links and the Meadows offer opportunities for walking, jogging and cycling. There are also several local access points to the city's cycle path network and the Union Canal towpath.

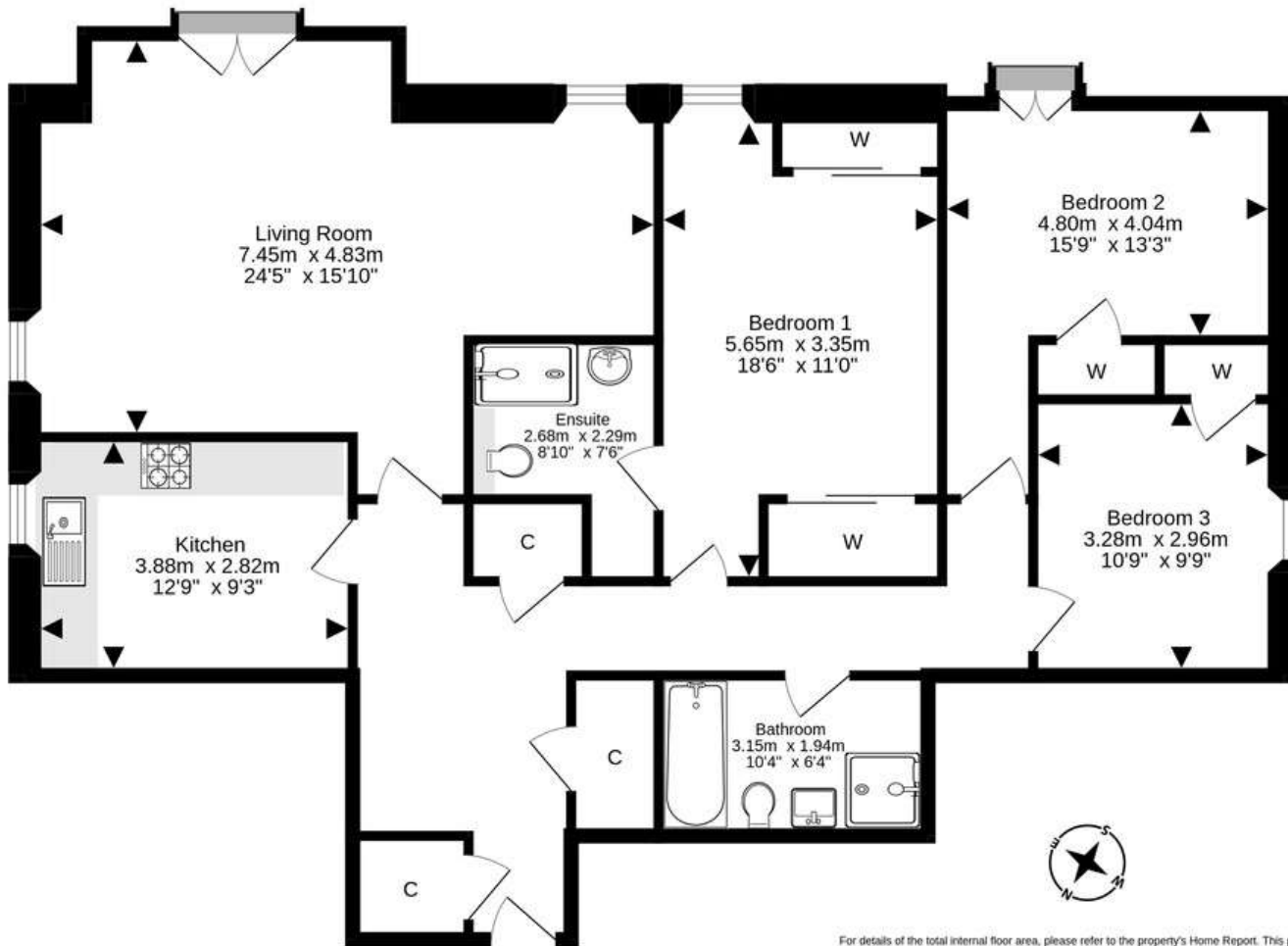
## Extras

Included in the sale are the integrated kitchen appliances, blinds, floor coverings and fixtures & fittings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

