



Solicitors & Estate Agents










Offers Over

£300,000

20 2F1 Mardale Crescent

Merchiston | Edinburgh | EH10 5AG

This truly impressive traditional second floor flat with fabulous period features is quietly situated in the sought after district of Merchiston, close to a host of excellent amenities and commuter links. The property is well placed for access to the city centre and is bound to appeal to the professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Communal Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

The hallway is adorned with two Edinburgh press cupboards and a washing pulley for added functionality. Moving on to the reception area at the rear, you're greeted by wooden floors, a designated dining space, ample storage including a pantry and an additional Edinburgh Press, The compact kitchen is efficiently designed with a couple of fitted cupboards, a washing machine, and a hob. A principal double bedroom with a front aspect with its bay window, accompanied by a real gas fire, elegant cornice detailing, and a convenient dressing area. The second bedroom, albeit smaller, also boasts a front aspect and a real gas fire, ensuring warmth and charm. The bathroom is situated to the rear and incorporates a three piece suite and wood panelling to the walls.



Extras

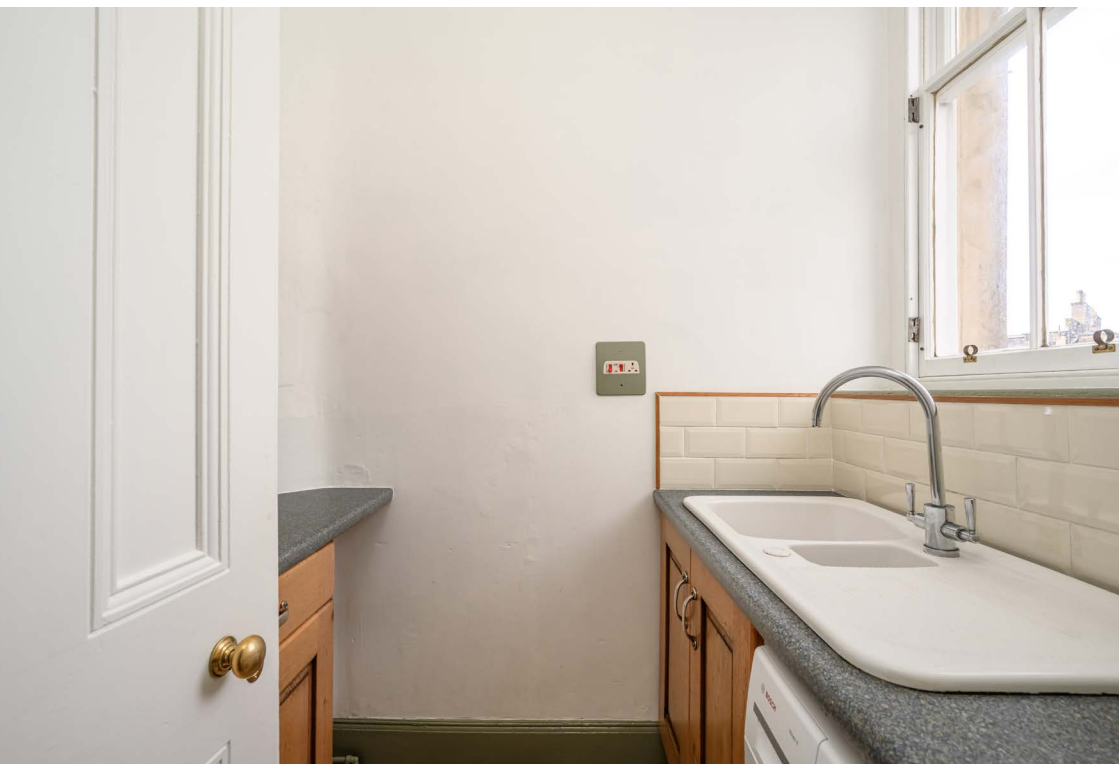
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

To the rear of the property is a communal garden, mostly laid to lawn, with an iron fence surround with trees for additional privacy and greenery. On street parking is available with a residents permit with further pay and display bays available.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

The property forms part of the reputable residential district of Merchiston, lying approx. 2 miles south west of Edinburgh's city centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Polwarth, Bruntsfield and Morningside providing a more extensive range of specialised shops and services including a Marks & Spencer's and Waitrose. Frequent bus services pass by linking the city centre and surrounding areas and the City Bypass, Edinburgh Airport and motorway networks are all within easy reach. Leisure facilities within the area include The Fountain Park complex, with a multi-screen cinema, Nuffield gym and bowling alley. The cosmopolitan Edinburgh Quay is also easily accessible hosting a variety of bars, bistros and restaurants. The property is also close to Harrison Park, Bruntsfield Links and the Water of Leith Walkway and the area is ideal for those connected with Napier and Edinburgh Universities. Schools within the area are well represented at both the public and private sectors and the city's financial core is just a brief bus drive away.

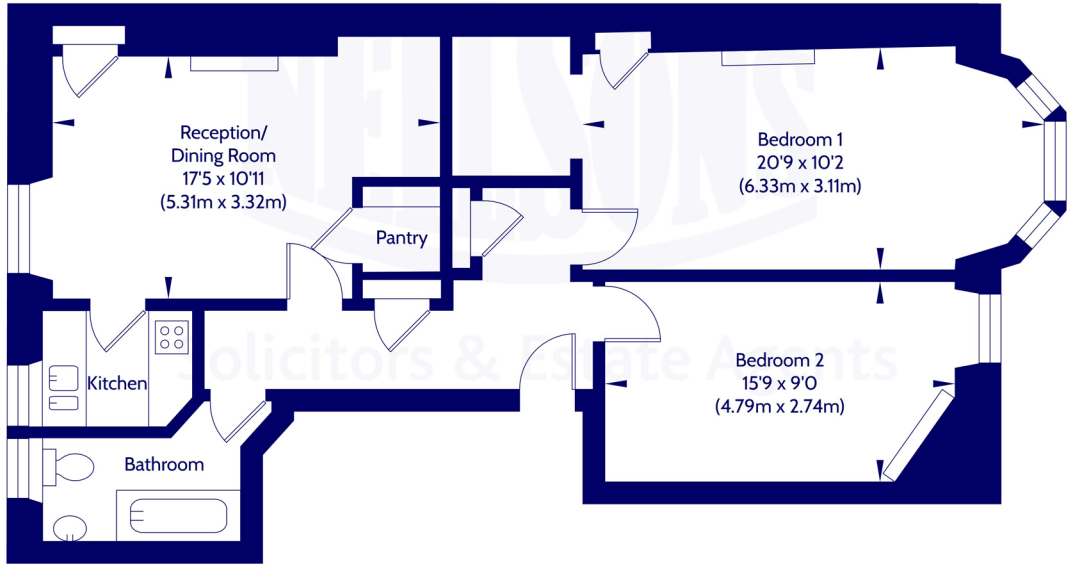


Second Floor

Approx. Internal Area 74.04 Sq M / 797 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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