



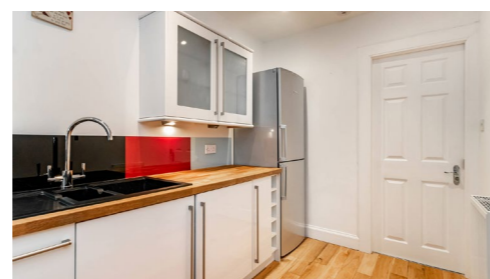
21B Merchiston Avenue
Merchiston, Edinburgh, EH10 4PG

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared entry to rear of building.
- Reception hall with storage.
- Good size living room overlooking the communal gardens to the rear.
- Space for table and chairs.
- Attractive kitchen with solid wood worktops & appliances.
- Generously proportioned double bedroom with wardrobes included.
- Further bedroom.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Communal gardens at rear.
- Private garage.
- Shared parking to rear.
- Permit & metered parking within surrounding streets.



GENERAL DESCRIPTION

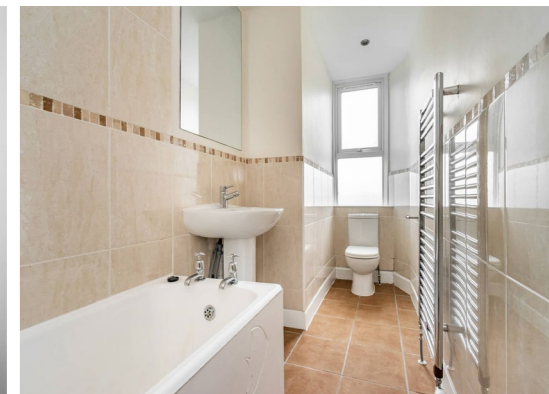
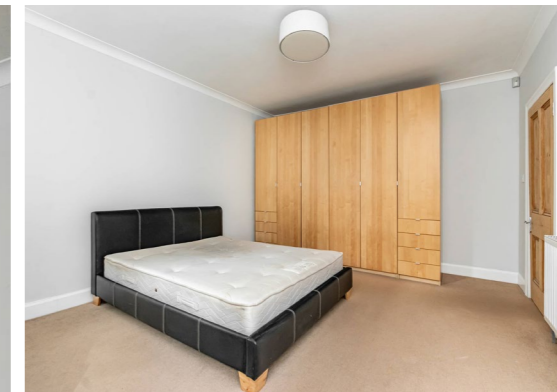
A fabulous basement flat forming part of a converted Victorian detached villa in the prestigious Merchiston district of the city, within walking distance of an excellent range of local amenities and a short journey to the city centre. This would make an ideal purchase for the professional person/coupe or somebody downsizing looking to stay in the area.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 1 MILE TO HAYMARKET STATION.
AIRPORT: APPROXIMATELY 7.2 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

The property forms part of the reputable residential district of Merchiston, lying within walking distance to the southwest 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.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, FALLS AND BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, AUTOMATIC WASHING MACHINE AND DISHWASHER. THE FREESTANDING FRIDGE/FREEZER AND FREESTANDING WARDROBES WITHIN THE MAIN DOUBLE BEDROOM ARE ALSO INCLUDED IN THE SALE PRICE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.

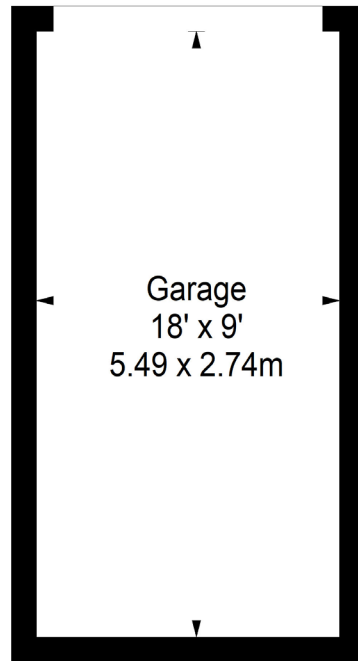
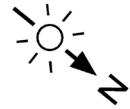




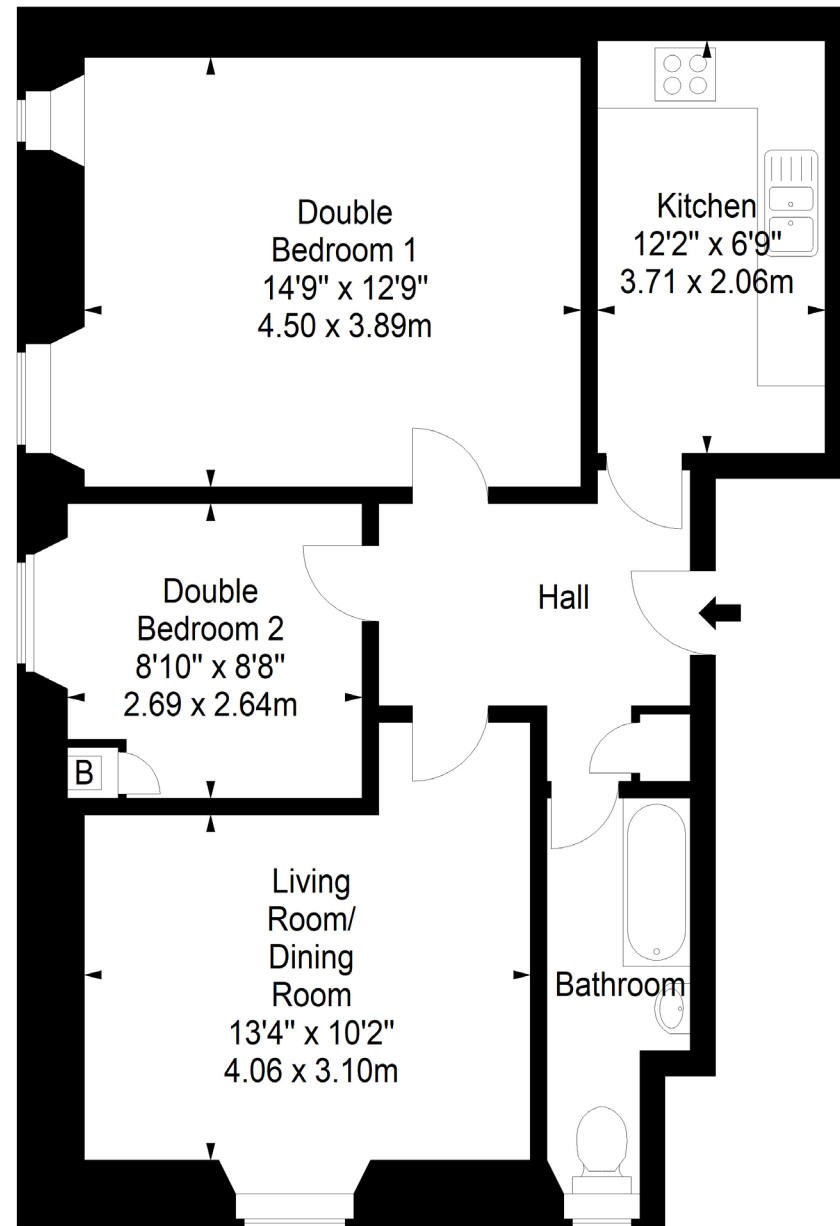
**Merchiston Avenue,
Edinburgh, EH10 4PJ**



Approx. Gross Internal Area
654 Sq Ft - 60.76 Sq M
Garage
Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.