


COULTERS[©]


ST. TERESA
PLACE

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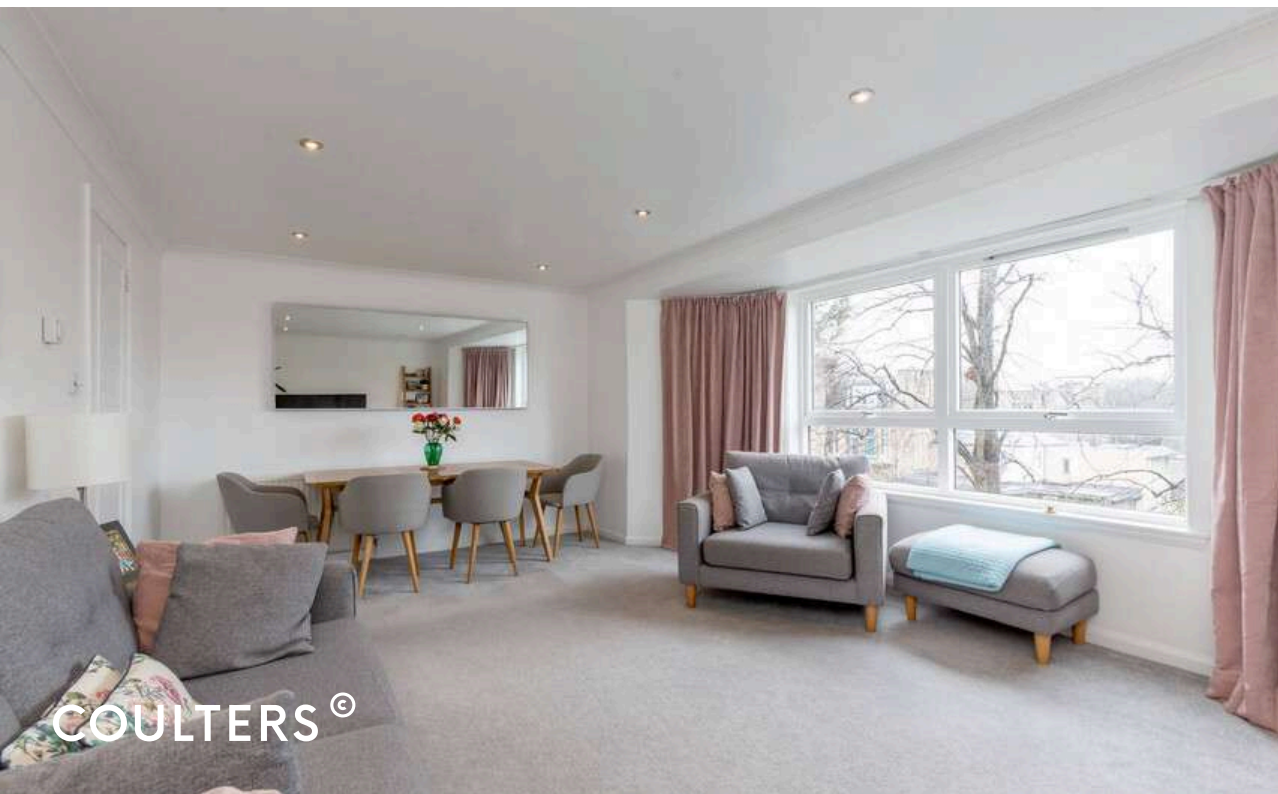
1/8 ST TERESA PLACE

MERCHISTON, EDINBURGH, EH10 5UB

 3 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Superbly situated in the leafy, highly sought after area of Merchiston, this gorgeous top (3rd) floor flat forms part of an established, mature CALA development (built 1989). The property has been lovingly refurbished by the current owners to create an impressive, highly desirable home, filled with contemporary fixtures and fittings. With wonderful triple aspect views of the city (towards the Castle and Pentlands), the apartment is flooded with natural light and would make a wonderful home. The front hall opens onto a carpeted hall (with overhead access to the attic), which provides access to all rooms.

KEY FEATURES



Stylish, beautifully presented top floor flat with lovely views.



Three double bedrooms (one with en-suite).



Attractive, well maintained communal grounds.



Private garage and driveway.



Located in the sought after area of Merchiston.



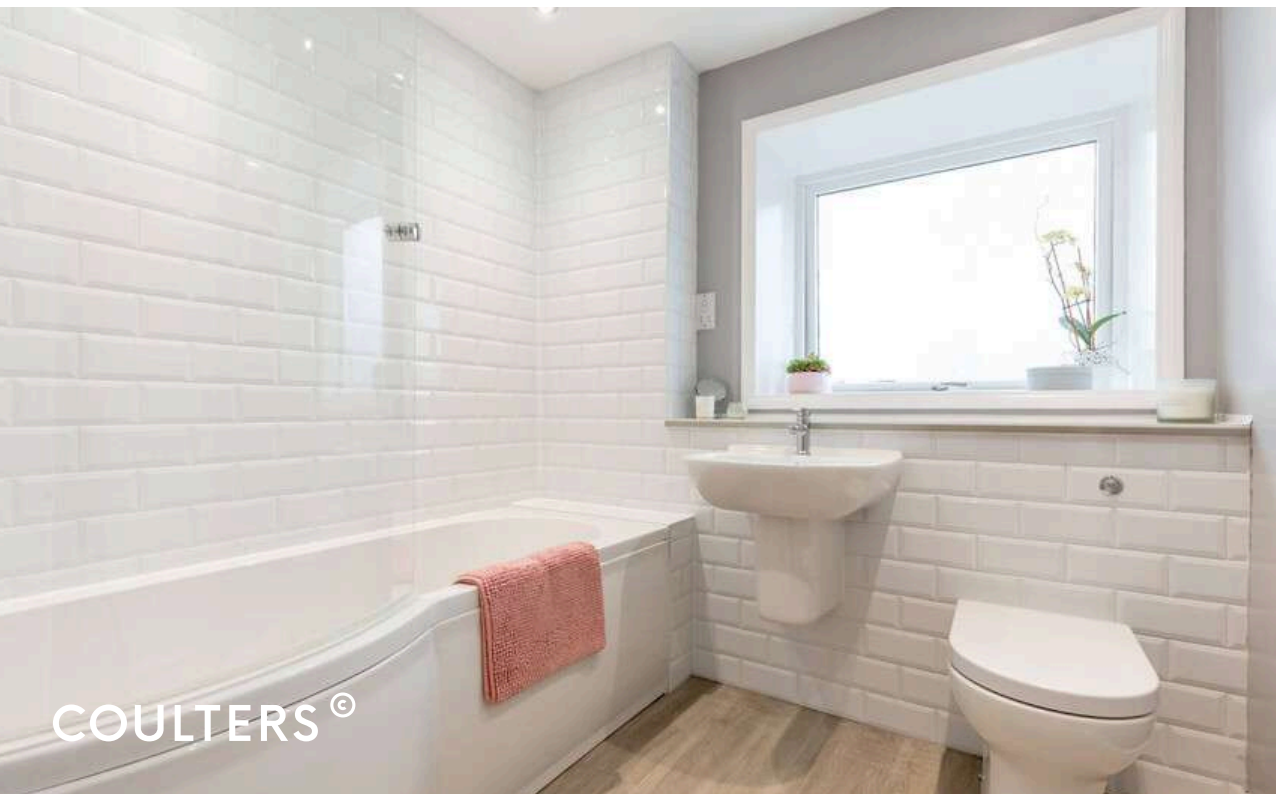
Excellent local amenities nearby.



The inviting south facing bay windowed sitting room provides beautiful views of the Pentland Hills and has plenty of space for a dining area. Fitted with wall and base mounted cabinetry the stylish kitchen, the integrated appliances comprise; Neff induction hob, a double hide & slide oven, extractor hood, washing machine and dishwasher. The sumptuous master bedroom boasts a large picture window with yet more beautiful views of the city. In addition to the fitted wardrobes, there is an en-suite shower room. There are two further double bedrooms (one with fitted wardrobes) and a bright family bathroom with a bath (with shower over), WC and wash hand basin. The attic space footprint follows that of the flat below it.

The property has a single garage with a parking space directly in front of the property. Permit holder parking is also available on the street outside.





THE LOCAL AREA

Merchiston is a prestigious residential area situated to the South of the City Centre. Bruntsfield and Morningside lie close by, both of which are renowned for their excellent variety of local shops, eateries and amenities such as, Montpeliers, Project Coffee and The Chophouse.

There are various open spaces that provide an outlet for recreational and leisure activities in the area that are known as Bruntsfield Links and the Meadows. Additionally, The Kings Theatre, Church Hill Theatre and the Dominion Cinema provide theatrical entertainment and showcase the arts to those nearby.

There is excellent schooling within the area, as well as being within walking distance of George Watson's College. Regular bus services run throughout the area, allow access to surrounding neighbourhoods and the City Centre.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The factor is James Gibb and the monthly factoring costs are approximately £90 - £100 including common buildings insurance.



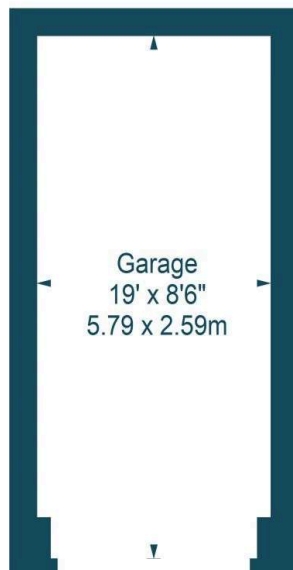
**St. Teresa Place,
Edinburgh,
Midlothian, EH10 5UB**



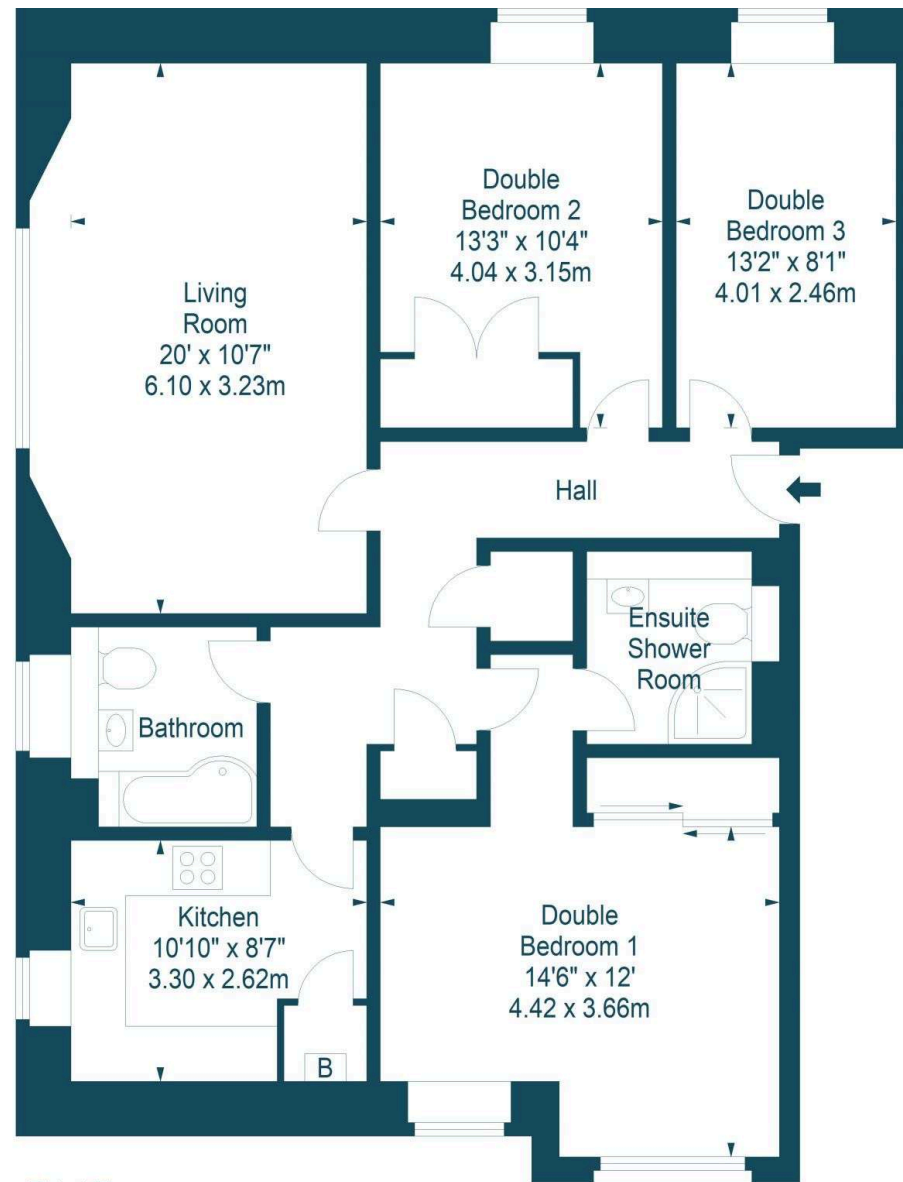
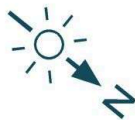
Approx. Gross Internal Area
1051 Sq Ft - 97.64 Sq M
Garage

Approx. Gross Internal Area
160 Sq Ft - 14.86 Sq M

For identification only. Not to scale.
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Ground Floor



Third Floor

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 enquiries@coultersproperty.co.uk

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.