

**7 The Limes Napier
Road
Edinburgh EH10 5DL
Offers Over £400,000**

- Open plan living/kitchen/dining room with private balcony
- Kitchen fitted with a range of floor and wall mounted units, electric aga, electric hob and oven, centre island and large pantry cupboards
- Two double bedrooms both with fitted wardrobes
- Study room
- Bathroom fitted with three-piece suite and shower over the bath
- Electric heating and double glazing throughout
- Residents parking and single garage
- Well kept communal gardens



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EPC D



Flat

Blair Cadell are delighted to bring to market this stunning two bed ground floor flat in the heart of Merchiston. With superb local amenities and access to the city centre, this property will appeal to many and must be viewed.

The accomodation comprises of a fantastic open plan living/kitchen/dining room that benefits from direct access to a private balcony which in turn floods the room with natural light making it the perfect space for hosting friends and family. The stylish kitchen is fitted with a fantastic range of wall and floor mounted units, has both an electric AGA and an electric hob and oven, a large island that offers plenty of work top space and plenty of pantry cupboard space. There are two generous large double bedrooms both featuring fitted wardrobes offering plenty of useful storage space. There is a useful study room that is perfect for home working, bathroom fitted with a three-piece suite and a mains shower over the bath. There is also a useful cupboard in the hallway offering additional storage space. The property has electric heating throughout and double glazing. Beautifully kept communal gardens and a single garage along with residents parking is also available.

The Limes is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Boroughmuir High School, Bruntsfield Primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr. ASDA, Sainsbury's superstore plus Lidl and Aldi stores and a short walk to Waitrose and M&S food stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800





**The Limes,
Napier Road,
Edinburgh,
Midlothian, EH10 5DL**



Approx. Gross Internal Area
1103 Sq Ft - 102.47 Sq M
Garage
Approx. Gross Internal Area
63 Sq Ft - 5.85 Sq M
For identification only. Not to scale.
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