


COULTERS[©]

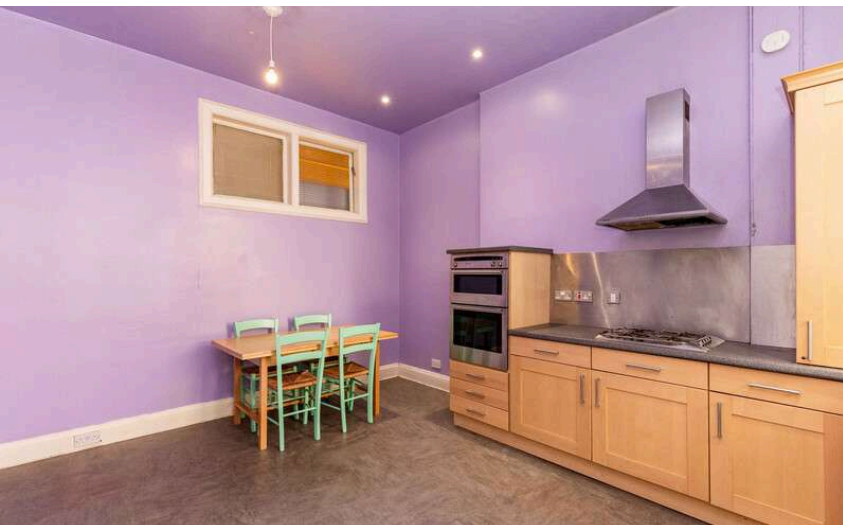
2/6 MERCHISTON PLACE

MERCHISTON, EDINBURGH, EH10 4NR

 2 BED

 1 BATH

 2 PUBLIC









TAKE A LOOK INSIDE

Set just off Bruntsfield Place with its vibrant scene of independent shops, cafes and restaurants, this two bedroom flat would make an excellent city home or investment opportunity. Situated on the second floor of a traditional B-Listed tenement, the property boasts exceptionally generous proportions and retained period features that include fireplaces in most rooms, wood flooring, high ceilings and sash and case windows.

The accommodation comprises of; a welcoming entrance with multiple storage cupboards, a bright, east facing sitting room with adjoining box room, very spacious kitchen dining room with large pantry cupboard, two sizeable double bedrooms and a family bathroom.

KEY FEATURES

-  Second floor flat in traditional tenement
-  Two large double bedrooms plus box room
-  Shared gardens to the rear
-  Permit parking available
-  Bruntsfield shops and cafes on the doorstep
-  Bruntsfield Links just a short stroll away



Gas central heating and single glazing are fitted within the property.

To the rear of the building is a well-maintained shared garden. On-street parking is available by way of a residents permit parking.

EXTRAS

All blinds, fitted flooring, light fittings, white goods and kitchen appliances are included within the sale price.



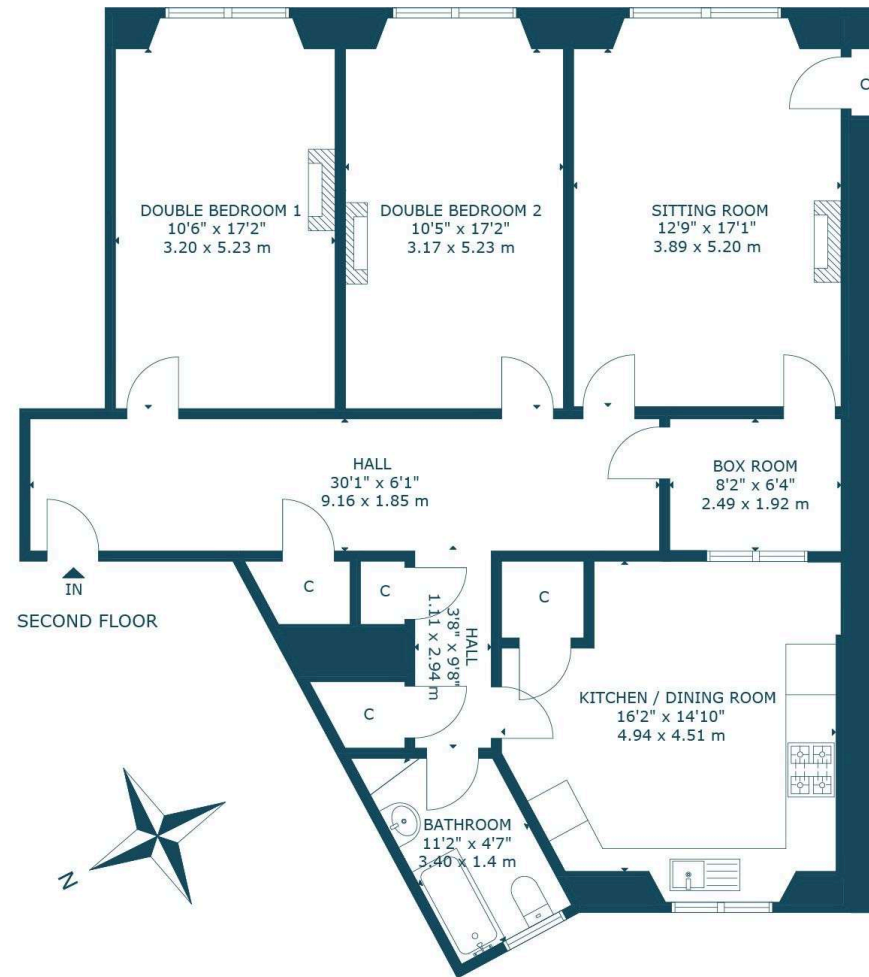


THE LOCAL AREA

The highly desirable residential area of Merchiston is a leafy and picturesque location. The property itself sits within the boundary of the Marchmont, Meadows and Bruntsfield Conservation Area and is close to the superb amenities at Bruntsfield and Morningside. Wonderful cafes, restaurants and independent retailers sit alongside convenience stores such as Sainsbury's Local and Tesco Metro. There is a Waitrose supermarket in nearby Morningside as well as a Marks and Spencer Simply Food. The open green spaces of Bruntsfield Links, and The Meadows are all close by and Blackford Hill and the Hermitage of Braid are within a few minutes' drive. Recreational activities nearby include the famous Dominion Cinema, Church Hill Theatre, Fountain Park with its gym, cinema and well-known restaurants, and golf courses such as Braid Hills and Merchants of Edinburgh. Highly regarded schooling includes Bruntsfield Primary School and Boroughmuir High School, and Edinburgh private schools are nearby such as George Watson's College and Merchiston Castle School. It is an ideal location For Napier and Edinburgh Universities. Regular bus services take you into the city centre from Holy Corner in fifteen minutes. The City Bypass connecting to the motorway network is in easy reach as is Edinburgh Airport.







2/6 MERCHISTON PLACE, EDINBURGH, EH10 4NR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,300 SQ FT / 121 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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.