



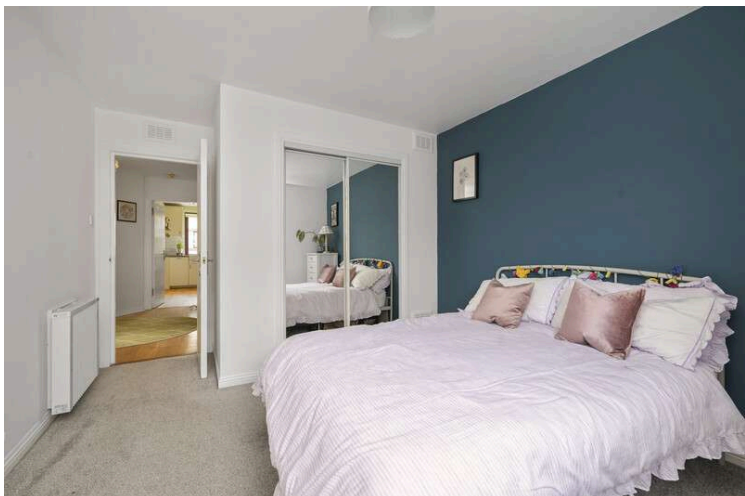
7/3 Dorset Place, Edinburgh, EH11 1JP

www.mcdougallmcqueen.co.uk



Welcome to Dorset Place, this attractive two bedroom first floor flat occupying a corner aspect offers bright and spacious accommodation with secure entry system and one allocated parking space set in landscaped gardens within a factored development. The property is ideally located in the prestigious Merchiston area of Edinburgh which lies to the southwest of the city close to many local amenities along with an abundance of cafés, bars and restaurants, the Union Canal is only short stroll away. The property is presented to the market in good condition throughout, we would recommend an early viewing.

- Reception hallway with useful storage.
- Bright and spacious living room with a front facing corner aspect.
- Fully fitted kitchen equipped with a range of wall and base units along with integrated appliances.
- Principle bedroom with built in storage and en-suite shower room.
- Double bedroom with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Double glazing throughout.
- Electric heating.
- Communal gardens.
- One allocated parking space.
- Factored by Philip Bald.



Location

The property forms part of the reputable residential district of Merchiston, lying approx. two miles southwest of Edinburgh's city centre and within easy reach of Haymarket railway station. Many local amenities serving every day needs with the neighbouring districts of Polwarth, Bruntsfield and Morningside provide a more extensive range of specialised shops and services including a M & 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

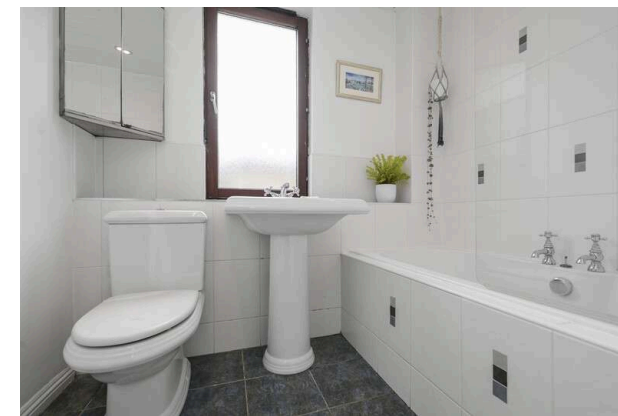
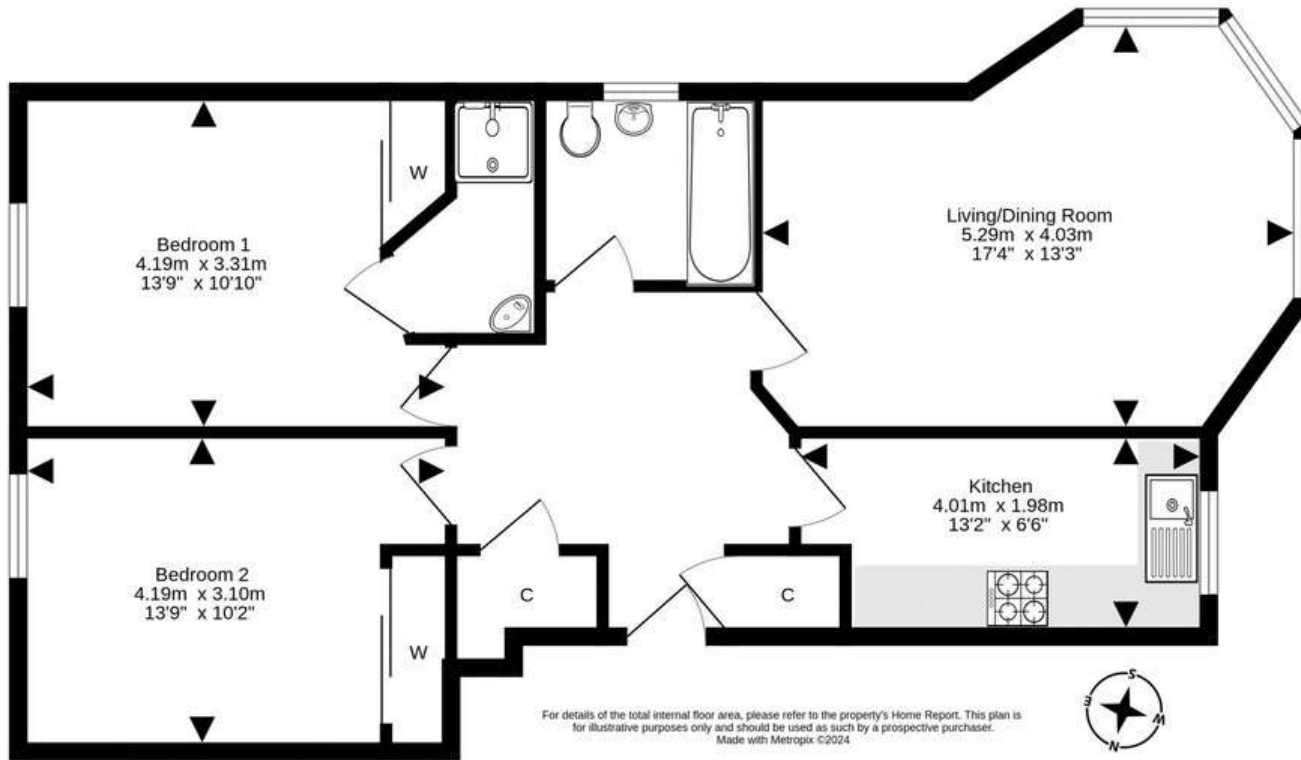
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

