



Fixed Price

£535,000

22/4 Colinton Road

Merchiston | Edinburgh | EH10 5EQ

An impressive second (top) floor apartment located in the prestigious district of Merchiston, to the south west of the City Centre. Forming part of a handsome C-listed Victorian building within exclusive landscaped grounds, this property is immaculately presented, with stylish interiors and private parking, and is sure to have a wide appeal in the market with viewing being highly recommended.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Communal gardens
-  2 allocated parking spaces
-  EPC rating – E
-  Council tax band - F



Description

In true move in condition, the apartment is located on the top floor and you enter into a welcoming hallway with a secure entryphone system. There is a stylish lounge/dining room and a contemporary kitchen with a range of sleek wall and base units with subway style splashback tiling. The principal bedroom has a built in wardrobe and a modern en-suite shower room. There are two further double bedrooms and completing the accommodation is the fully tiled family bathroom with a four piece suite including a corner jacuzzi bath and separate shower cubicle.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings throughout will be included in the sale along with the gas hob and electric oven, integrated microwave, fridge/freezer and dishwasher, and the summerhouse.

Gardens & Parking

The property is surrounded by delightful, well maintained communal gardens and there are two allocated parking spaces within the shared driveway.

Communal charges

Residents pay approximately £30 per month to Normand Landscapes for the upkeep of the communal gardens and approximately £20 per month to the Stair Cleaning Company for cleaning of the communal stair. There is also a common buildings insurance policy.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is located in the Merchiston & Greenhill conservation area, lying to the south west of Edinburgh's City Centre. Many local amenities are on hand serving everyday 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 a Waitrose. Frequent bus services link to 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 Leisure Complex, with a Cineworld, Nuffield Health Club and a bowling alley. 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 short drive away.





Approx. Gross Internal Floor Area 107.29 Sq M / 1155 Sq Ft.
Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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