

9 (2F1) MERCHISTON CRESCENT

Merchiston, Edinburgh, EH10 5AL



GILSON GRAY

LAW • PROPERTY • FINANCE

PROPERTY NAME

9 (2F1) Merchiston Crescent

LOCATION

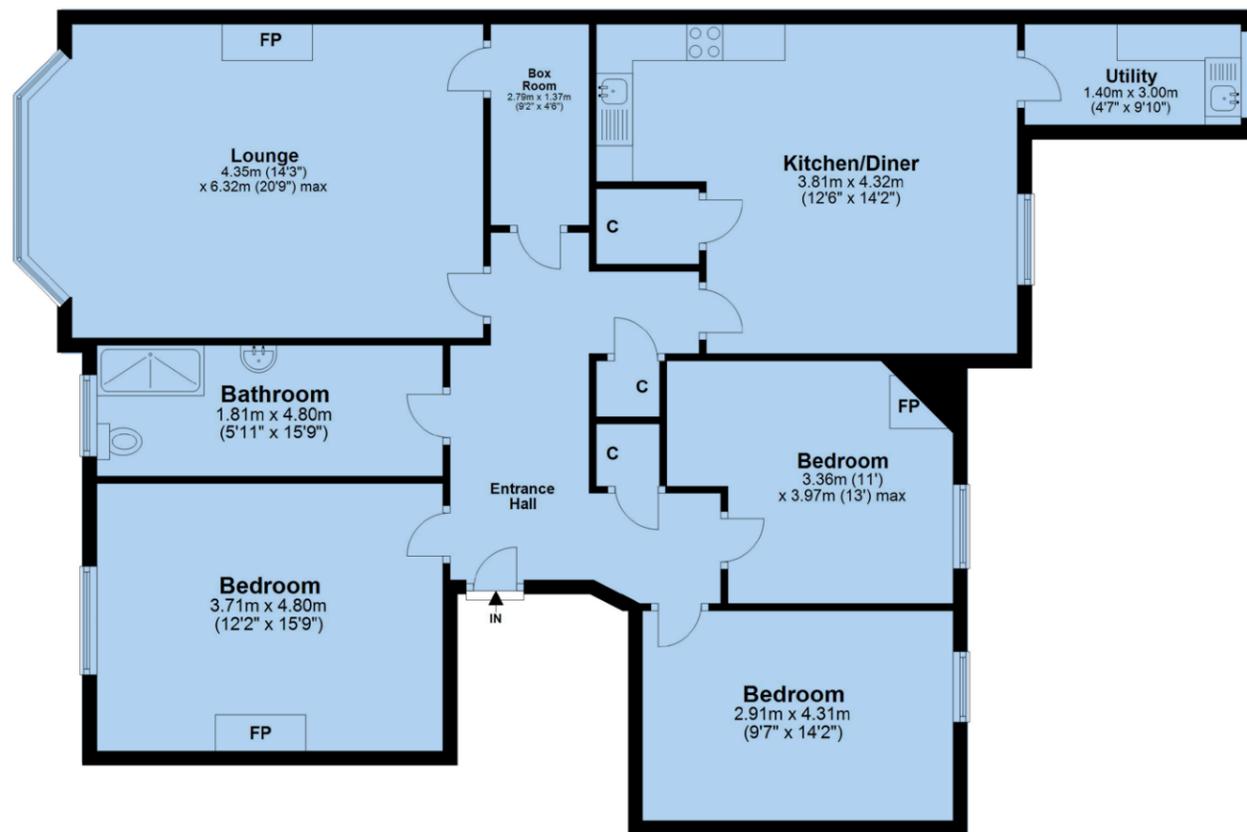
Merchiston, EH10 5AL

APPROXIMATE TOTAL AREA:

127.9 sq. metres (1377.1 sq. feet)

● SECOND-FLOOR

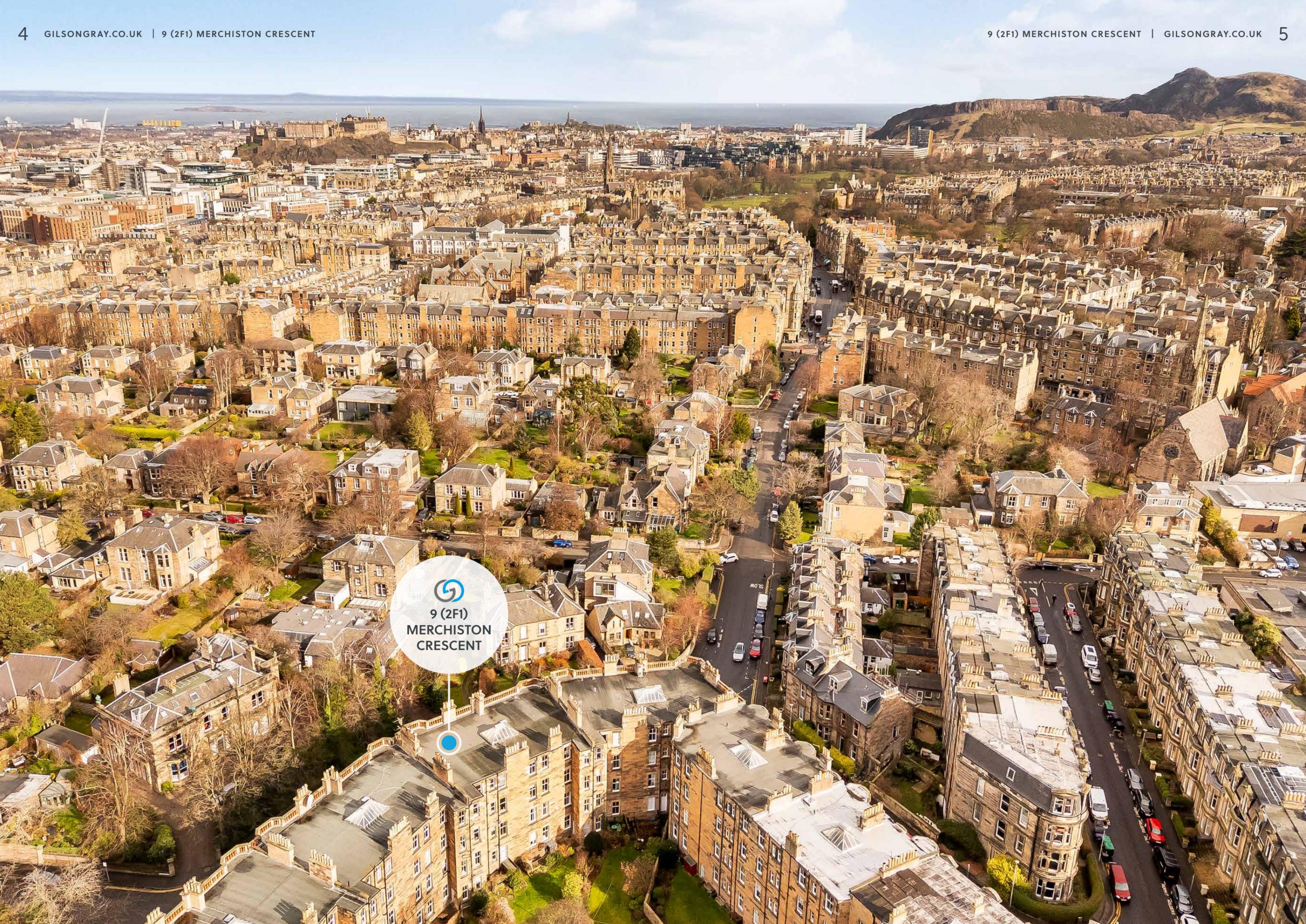
The floorplan is for illustrative purposes.
All sizes are approximate.



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9 (2F1)
MERCHISTON
CRESCENT

Welcome to 9 (2F1) MERCHISTON CRESCENT

Welcome to a traditional second-floor city flat with three double bedrooms, offering the spacious accommodation expected of period architecture and a desirable blank canvas of décor to ensure a move-in ready home in highly sought-after Merchiston.

GENERAL FEATURES

A second-floor flat with spacious accommodation
Forms part of a handsome traditional building
Set in the Merchiston conservation area
Neutral interiors with wooden floorboards
Attractive, well-retained period features
EPC Rating - D | Council Tax band - F

ACCOMMODATION FEATURES

Secure entry system and shared stairwell
Welcoming hall with two built-in cupboards
Lounge with bay window and feature fireplace
Spacious, well-appointed kitchen/diner
Adjacent utility room for discreet laundry
Three bright and airy double bedrooms
Versatile box room for creative use
Bright shower room with a three-piece suite

EXTERIOR FEATURES

Large communal garden with a drying green
Within a controlled permit parking area (Zone S3)



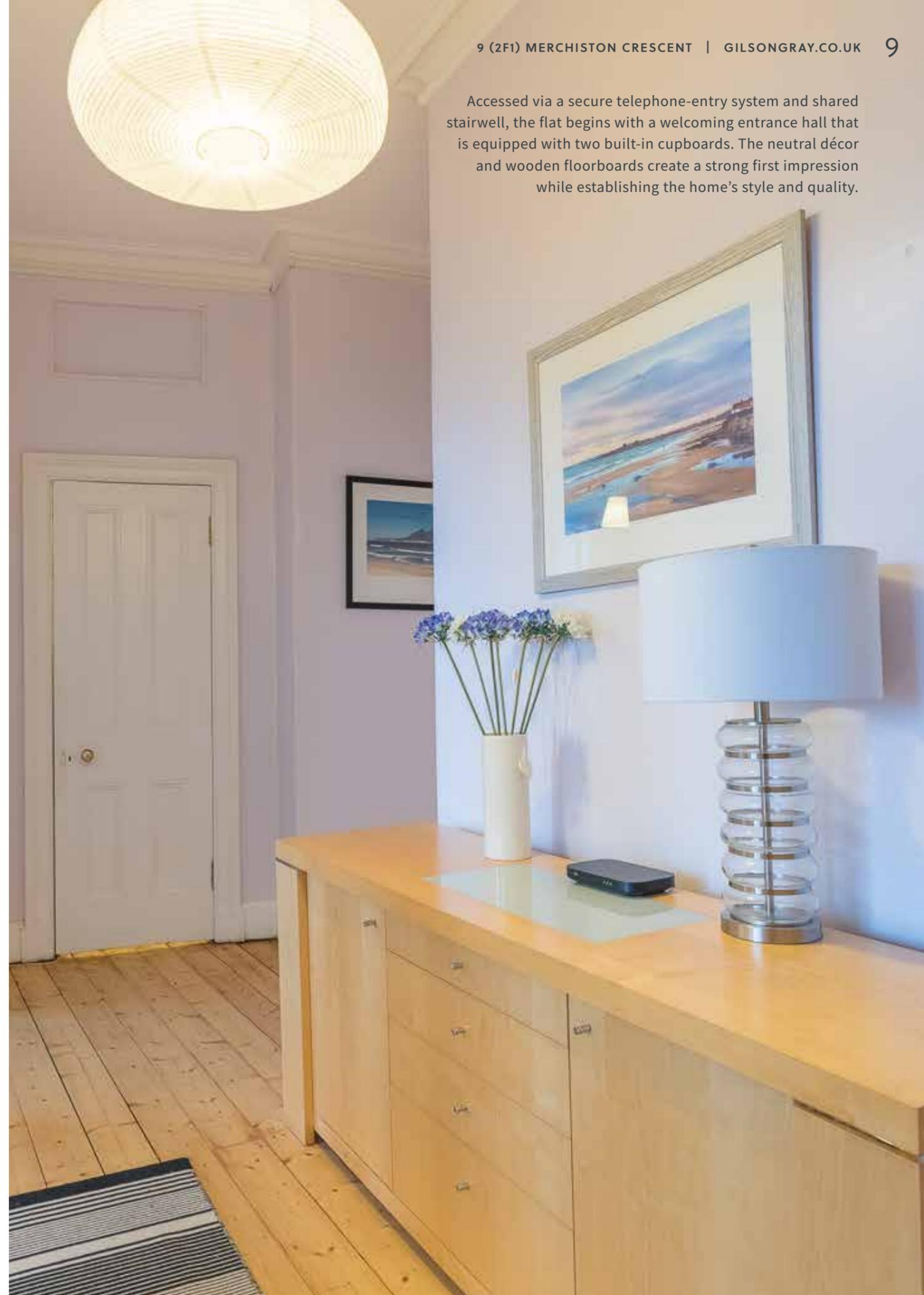
A BEAUTIFUL CITY FLAT

with spacious interiors

This three-bedroom (plus box room) second-floor flat is a beautiful city residence that forms part of a handsome traditional building in the Merchiston conservation area. It features bright and airy rooms complemented by neutral décor and wooden floorboards, as well as original period features. It boasts a large, light-filled lounge, a well-appointed kitchen/diner, and a quality shower room. Furthermore, the flat has good storage and a high degree of versatility to meet a variety of lifestyles, proving well suited to families, professionals, first-time buyers, and rental investors alike, especially given its convenient location just a brief stroll from Napier University.



Accessed via a secure telephone-entry system and shared stairwell, the flat begins with a welcoming entrance hall that is equipped with two built-in cupboards. The neutral décor and wooden floorboards create a strong first impression while establishing the home's style and quality.



THE LOUNGE





Elegant styling and decorative period features

The lounge continues the elegant styling of the hall, creating a minimalist-inspired look that is inviting and homely. This reception area is generously proportioned for comfy furnishings and it is bathed in natural light from a sweeping bay window. Lavish cornicing and a ceiling rose frame the high ceiling, while a magnificent feature fireplace (besides a shelved recess) forms an eye-catching focal point for the room's arrangement.



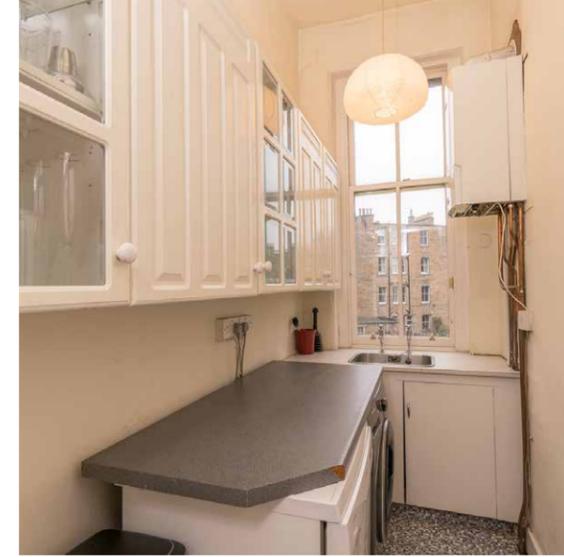
KITCHEN/DINER



Spacious & well-appointed



Mirroring the aesthetic of the lounge, the kitchen/diner is a light and airy space with plenty of room for a table and chairs. It is well appointed with timber-toned base and wall cabinets alongside complementary worktops in granite effect. It has a shelved recess for cookery books and additional built-in storage too. An adjacent utility room provides further storage and workspace.



RELAX, DINE AND SOCIALISE





THE BEDROOMS

The three bedrooms are all spacious doubles enhanced by light decoration.



The principal bedroom

The principal bedroom, with subtle accent walls, further benefits from detailed cornice work, varnished wooden floorboards, and a striking feature fireplace.





TWO FURTHER

bright and airy double bedrooms



The second bedroom (laid with carpet) also has a traditional feature fireplace for added decoration, while the third bedroom has wooden floorboards and clever over-bed, fitted shelf storage. Accessed via the hall or living area, there is a versatile box room as well.



THREE-PIECE SHOWER ROOM

Bright and airy with crisp decoration

With tiling at half height and neutral décor beyond, the shower room has a crisp aesthetic that is further brightened by a tall sash window. It has a three-piece suite and is comprised of a pedestal washbasin, a toilet, and a step-in shower cubicle.



GARDEN & PARKING



Externally, homeowners have shared use of an enclosed garden which features a large lawn and communal drying green framed by mature plants. It is a well-maintained and sunny space for neighbours to enjoy and socialise together. The property also falls with a controlled permit parking area (Zone S3) ensuring residents have space to park.

Extras: all fitted floor and window coverings, light fittings, an integrated and freestanding appliances, as well as all other furniture (excluding the furniture in the main bedroom, and the grey two-seater in the living room) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

MERCHISTON, EDINBURGH

"Beloved for its leafy streets, magnificent gardens and grand villas..."

Beloved for its leafy streets, magnificent gardens and grand villas, the highly desirable residential suburb of Merchiston enjoys a tranquil setting southwest of the city centre. The area is served by an excellent range of local services and amenities, especially in neighbouring Bruntsfield and Morningside, where you will find an unrivalled selection of local and independent retailers, a thriving café culture and some of the city's favourite evening hotspots. Morningside also boasts a Waitrose and an M&S, as well as a boutique cinema and theatre. When it comes to sport and fitness, residents of Merchiston have a choice of several gyms, sports centres and yoga studios right on their doorstep, or for those who prefer the great outdoors, why not take a relaxed stroll or cycle along the picturesque Union Canal or make the short journey to the majestic Pentland Hills Regional Park. Merchiston enjoys an excellent range of schools in both the public sector, and is very well placed for some of the most prestigious independent schools in Scotland, particularly Merchiston Castle School, George Watson's College and The Edinburgh Rudolf Steiner School. Merchiston boasts fantastic public transport links across the city and beyond, and Haymarket's transport hub offers links across the city and further afield. The area also enjoys swift and easy access to the City Bypass, Edinburgh Airport and the M8/M9 motorway network.





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