





Welcome

Set within a Victorian townhouse is this beautifully-presented, two bedroom first floor apartment located in the popular residential area of Merchiston, to the southwest of Edinburgh city centre and comes with the added benefit of a private parking space to the rear. The property will appeal to a wide range of purchasers, including professionals, couples and downsizers seeking a stylish city home in a highly regarded residential location. Its blend of contemporary finishes with retained period features will also attract those looking for character without the need for renovation.

The accommodation briefly comprises a bright, spacious, comfortable sitting room with a stunning south-east facing bay window that floods the room in natural light and has fantastic open views. There is beautiful oak engineer flooring that continues to the kitchen. A contemporary and stylish kitchen/dining area with integrated appliances, an excellent range of storage all nicely set off by the white Quartz worktops. Situated to the rear of the building are two double bedrooms (one with a Juliette balcony), both of excellent proportions. The attractive, modern bathroom has a three piece suite with rainshower over the bath and a window giving natural light.

Along with the benefits of gas central heating, double glazed original sash windows there is a secure entry system and the well maintained stairs are shared with only two other properties.





Merchiston

This property is located in the highly desirable residential area of Merchiston. A leafy and picturesque location in close proximity to neighbourhood shops including a Margiotta Food & Wine store, it is in walking distance of superb amenities at Morningside and Bruntsfield. These include popular bars and restaurants such as Montpeliers and Thai Lemongrass. Independent retailers sit alongside convenience stores such as Sainsbury's Local and Tesco Express. There is a Waitrose supermarket in Morningside and 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 amenities 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 Merchiston Park in fifteen minutes, Haymarket train station is a 15 min walk, the City Bypass connecting to the motorway network is in easy reach as is Edinburgh International Airport.

Extras

All light fittings and window coverings are included within the sale. Items of furniture may be purchased by separate negotiation.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

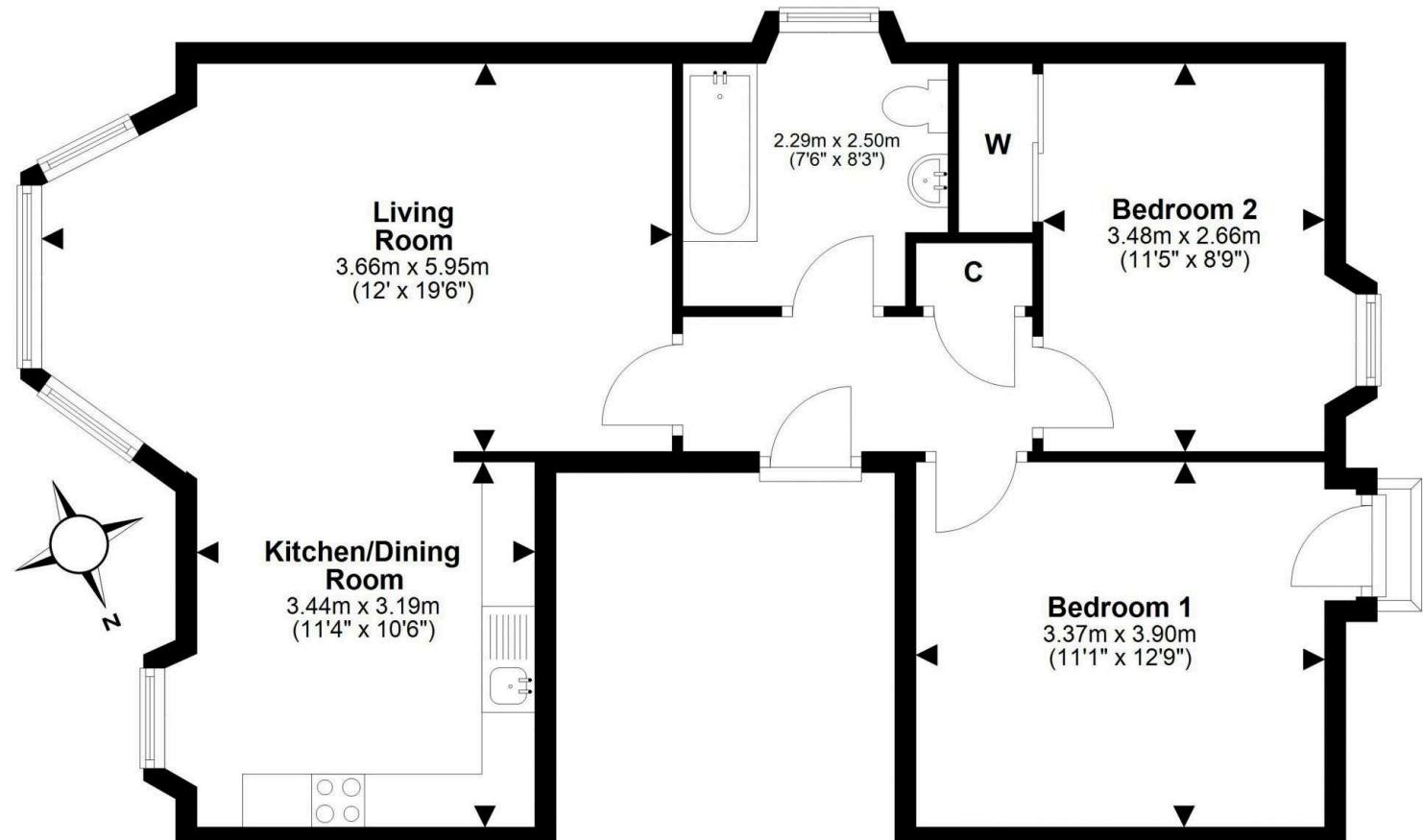
 0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.