



13 The Limes, Napier Road, Edinburgh, EH10 5DL



Welcome

Welcome to The Limes, this well-presented two bedroom ground floor flat forms part of a well-maintained factored block and offers comfortable, easily accessible living accommodation, situated in the leafy and highly sought after area of Merchiston. The property is ideal for a range of buyers including first-time purchasers, downsizers, small families, or those seeking a conveniently located Edinburgh home. Situated within the highly desirable, factored development on Napier Road, the property benefits from a single garage, excellent local amenities, nearby green spaces, and convenient transport links into the city centre and beyond. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Cloaks comprising WC and wash hand basin
- Generous living and dining room with direct access to a private, enclosed balcony
- Fully fitted kitchen
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and shower unit
- Electric heating
- Double glazing
- Single garage (No13)
- Communal gardens
- Residents group





Merchiston

Merchiston is a prestigious residential area situated to the South of the City Centre. Bruntsfield and Morningside lie close by, both of which are renowned for their excellent variety of local shops, eateries and amenities such as, Montpeliers, Project Coffee and Piggs. There are various open spaces that provide an outlet for recreational and leisure activities in the area that are known as Bruntsfield Links and the Meadows. Additionally, The Kings Theatre, Church Hill Theatre and the Dominion Cinema provide theatrical entertainment and showcase the arts to those nearby. There is excellent schooling in the area and the property falls in the catchment areas for Bruntsfield Primary School, St Peters RC Primary School, Boroughmuir High School and St Thomas of Aquin's RC High School. The home is also within walking distance of George Watson's College

Agents Notes

The kitchen appliances, curtains, blinds and fitted floor coverings are included. The development is factored by Trinity Factors, with an approximate annual fee of £870 which can be paid monthly by Direct Debit. This excludes a block buildings insurance which is billed separately.. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

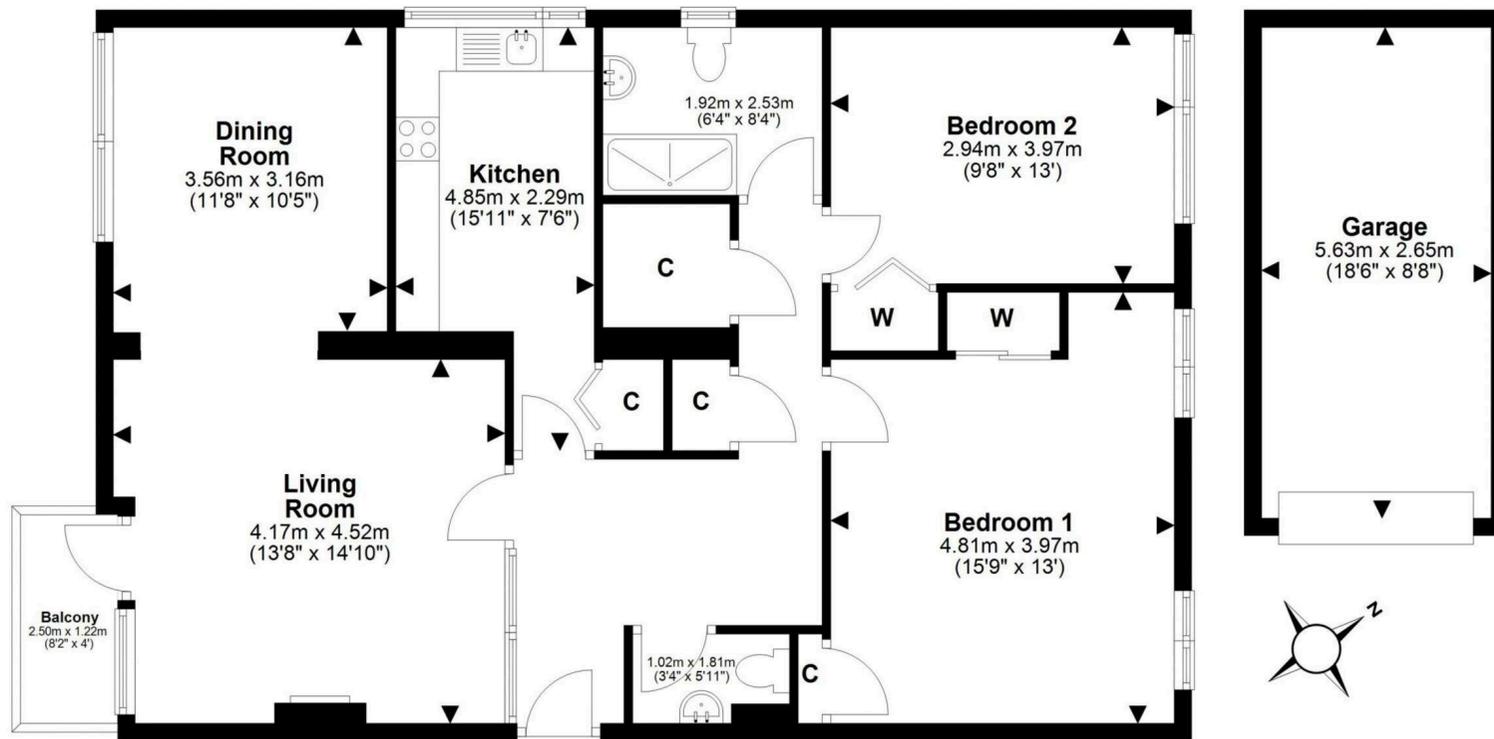
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.