



GILSON GRAY

LAW • PROPERTY • FINANCE

10 (2F1) ROCHESTER TERRACE

Merchiston, Edinburgh, EH10 5AB



Boasting beautifully presented, modern interiors, perfectly blended with lovingly retained period features, this two-bedroom second-floor flat forms part of a traditional tenement building in Merchiston, within its conservation area. Sure to appeal to a wealth of buyers, the flat benefits from close proximity to excellent amenities, including an eclectic range of shops, cafés, restaurants, and bars, nurseries, primary and secondary schooling, transport links across the city, and open spaces including The Meadows and Bruntsfield Links.

Extras: integrated kitchen appliances comprising an oven, microwave, hob, extractor hood, and dishwasher will be included in the sale. Additional appliances and furniture are available by separate negotiation. Please note, no warranties or guarantees shall be provided for the appliances and/or moveables.



FEATURES

- First-floor flat in Merchiston
- Part of a handsome, traditional tenement building
- Beautifully presented, modern interiors and period features
- Secure shared entrance and stairwell
- Welcoming hallway
- Generous, bay-fronted east-facing living/dining room
- Attractive, modern breakfasting kitchen
- Two spacious and airy double bedrooms
- Useful study for working from home
- Contemporary bathroom with shower-over-bath
- Access to a large, well-maintained shared garden
- Controlled on-street parking (Zone S3)







"THIS TRADITIONAL SECOND-FLOOR FLAT IN MERCHISTON PERFECTLY BLENDS MODERN INTERIORS WITH LOVELY PERIOD FEATURES."





EPC RATING:



COUNCIL TAX BAND:

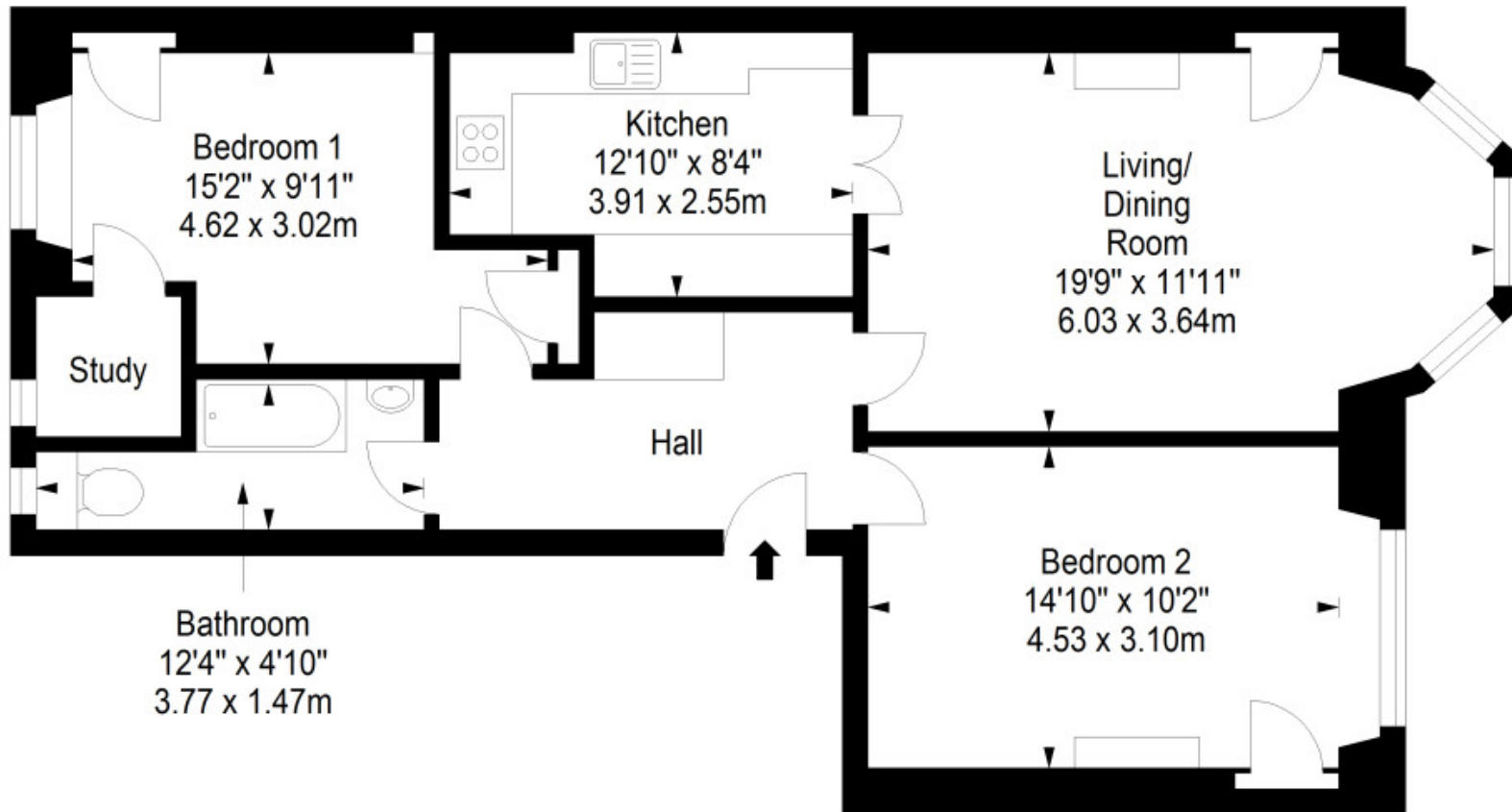


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Second Floor

Approx. 74.2 sq. metres (798.7 sq. feet)



Total area: approx. 74.2 sq. metres (798.7 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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