



GILSON GRAY

LAW • PROPERTY • FINANCE

9 THE LIMES

Napier Road, Merchiston, Edinburgh, EH10 5DL



This remarkably spacious first-floor flat lies within an established development offering manicured communal gardens and private garage parking, in the sought-after suburban location of Merchiston.

The interiors include three bedrooms with a secluded rear position, a bathroom and second handy WC, a southerly-facing kitchen, and a generous reception room with separate space for both living and dining areas, with a suntrap balcony. The home promises scope for personalisation, with versatile neutral décor and modernisation opportunities.

Please note: Some images have been virtually staged. Extras: All fitted floor and window coverings and light fittings are included in the sale.

FEATURES

- First-floor flat in established development
- Secure communal stairwell
- Airy entrance hall with good storage and WC
- Bright and spacious living/dining room
- Southwest-facing kitchen
- Two double bedrooms with storage
- One large single bedroom
- Bathroom with shower-over-bath
- Southeast-facing balcony accessed from the reception room
- Well-maintained communal gardens
- Private single garage and additional parking
- Electric heating and double-glazing







"A SPACIOUS
THREE-BEDROOM HOME
WITH ACCESS TO
DELIGHTFUL SHARED
GARDENS AND PRIVATE
GARAGE PARKING."





EPC RATING:



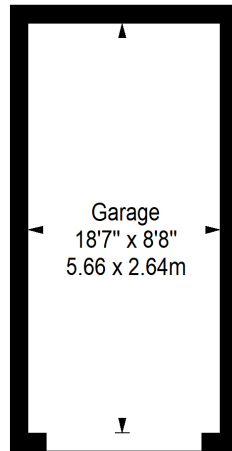
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

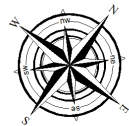
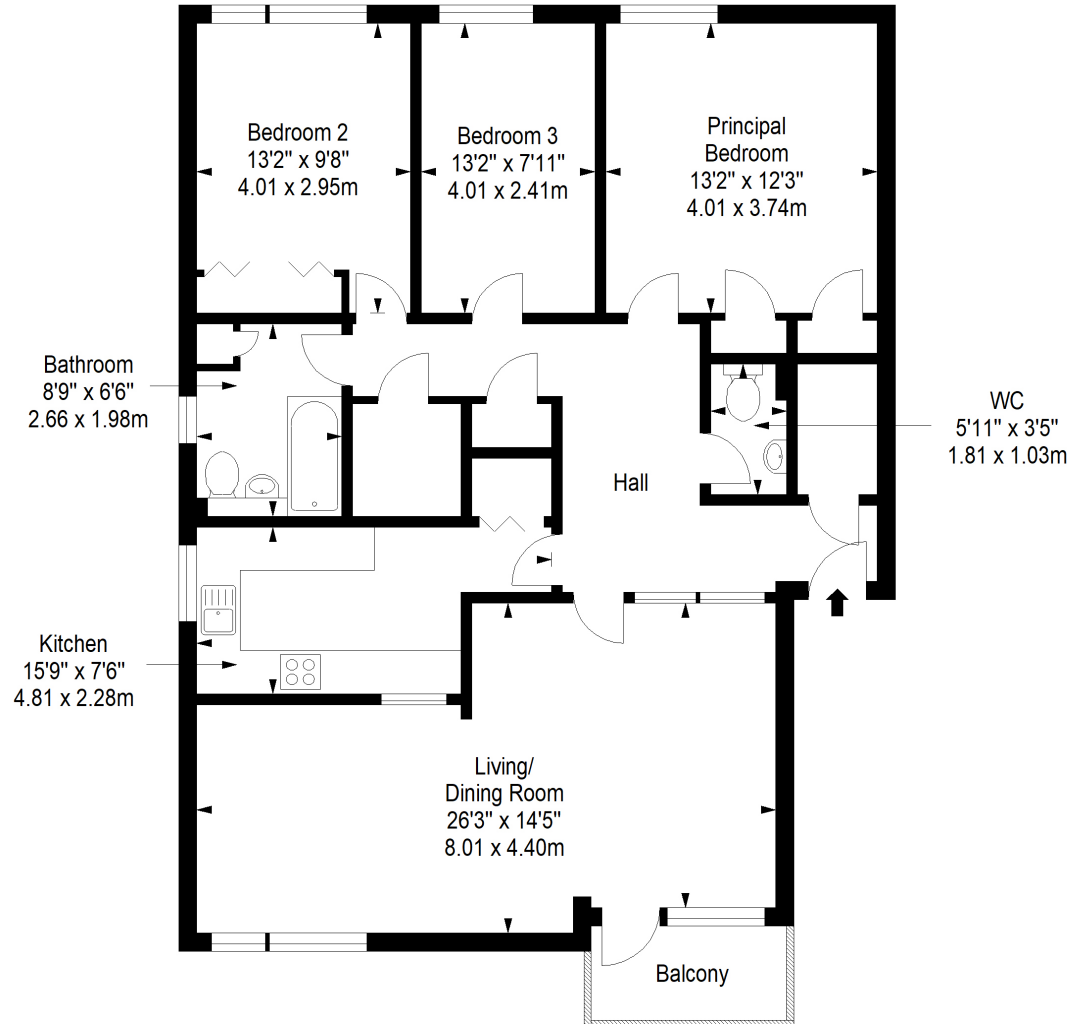
Garage

Approx. 14.9 sq. metres (160.4 sq. feet)



First Floor

Approx. 110.2 sq. metres (1186.2 sq. feet)



Total area: approx. 125.1 sq. metres (1346.6 sq. feet)



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