



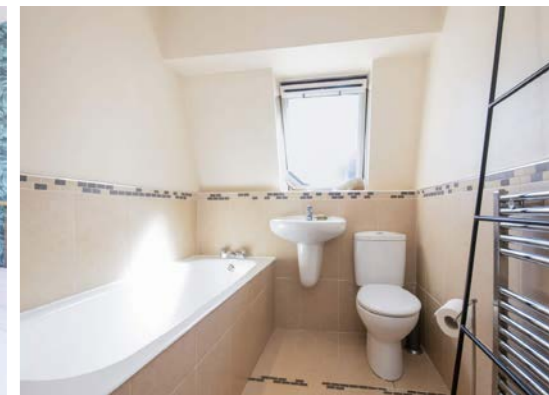
**12a Merchiston Mews**  
**Merchiston, Edinburgh, EH10 4PE**

CALL US ON 0131 447 4747

# 12a Merchiston Mews, Merchiston, Edinburgh, EH10 4PE

For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/wc.
- Bedroom 3/study.
- Access to garage.
- Stairs to first level.
- Hallway.
- Attractive living room/dining room with dual aspect.
- Modern fitted kitchen with appliances.
- Stairs to second level.
- Upper landing with storage.
- Two double bedrooms with built in mirrored wardrobes.
- Four-piece family bathroom with separate shower.
- Gas central heating.
- Double glazing.
- Private garage.
- Permit & metered parking.



## GENERAL DESCRIPTION

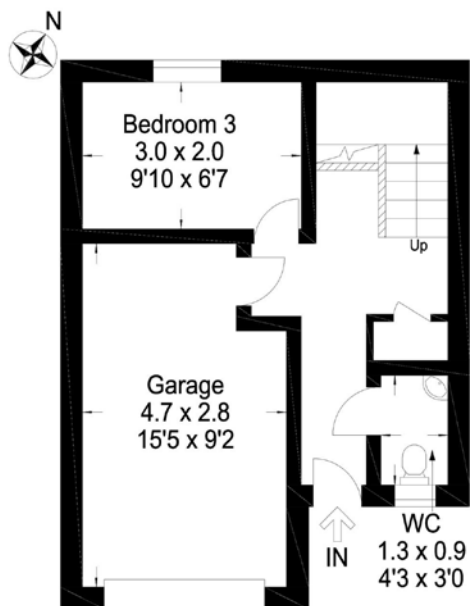
A rarely available, end terraced townhouse situated within the much sought after Merchiston district of the City perfectly positioned for access to Edinburgh City Centre and a range of local amenities. The property would be suitable for a range of buyers.

COUNCIL TAX BAND - E.  
TRAIN STATION - APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.  
AIRPORT - APPROXIMATELY 7.9 MILES TO EDINBURGH AIRPORT.  
BUSES - WITHIN 100 METRES.

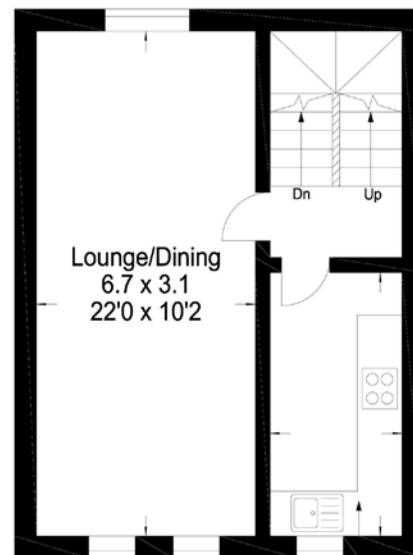
## LOCATION

Merchiston is a prosperous area, which lies to the south of the City Centre. This highly regarded district is surrounded by the exclusive areas of Bruntsfield and Morningside, whilst the open expanses of Bruntsfield Links and the Meadows are within easy reach. There is an abundance of bars, restaurants and cinemas, all within walking distance while The Fountain Park Leisure and Cinema complex, the Union Canal Walkway and a choice of challenging golf courses are also close at hand. The City Centre itself can be accessed in a matter of minutes by car, public transport or indeed on foot. There is good quality schooling, both in the public and private sectors, including Bruntsfield Primary and Boroughmuir High School, whilst Edinburgh and Napier Universities are within easy reach. The City By-Pass and main motorway networks are easily accessible.

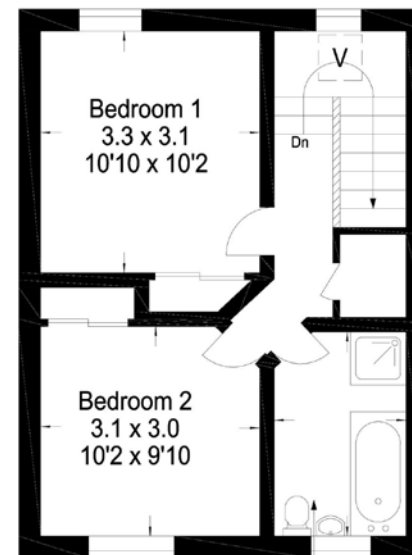
**EXTRAS:**  
ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, FREESTANDING FRIDGE/FREEZER. THE AUTOMATIC WASHING MACHINE WITHIN THE RECEPTION



Ground Floor



First Floor



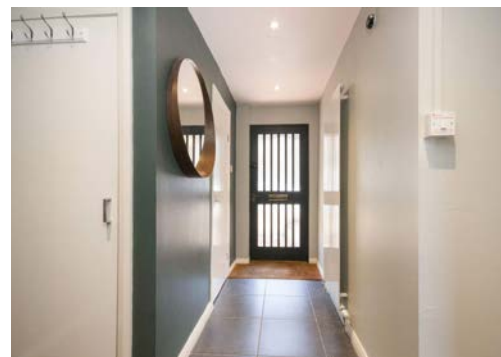
Second Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2021



ENERGY PERFORMANCE  
CERTIFICATE RATING D



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