



38 Abbotsford Court
Merchiston, Edinburgh, EH10 5EJ

CALL US ON 0131 447 4747

23/4 Upper Grove Place, Fountainbridge, Edinburgh, EH3 8AX

**Viewing Arrangements: By appointment, please telephone
selling agents on 0131 447 4747.**

- Shared secure entry
- Stairs & lift to upper levels.
- Reception hall with excellent storage.
- Good-sized living room with French doors to Juliette style balcony.
- Open outlook to Pentland Hills & over communal gardens
- Open access to dining room.
- Kitchen with appliances.
- Two good-sized double bedrooms with fitted storage.
- Single bedroom.
- Bathroom with shower.
- Separate WC.
- Electric heating
- Double glazing.
- Well-maintained communal grounds.
- Resident’s car park.
- Private garage.



GENERAL DESCRIPTION

A third floor flat, part of the sought-after Abbotsford Court development, in the prestigious Merchiston district of the city within walking distance of an excellent range of local amenities within Morningside and Bruntsfield and a short journey to the south of Edinburgh City Centre. The property is in need of modernisation, redecoration, but offers excellent potential to any purchaser and boasts views to the front of the property towards the Pentland Hills. Suitable for a range of buyers.

FACTORING NOTE:

The development is factored by James Gibb with an approximate charge of £160 per calendar month. This covers the maintenance of all the communal areas including the lift and also the block’s buildings insurance.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

E.

APPROXIMATELY 1.7 MILES TO HAYMARKET TRAIN STATION.

APPROXIMATELY 8.1 MILES TO EDINBURGH AIRPORT.

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 or only a short drive away. The city centre itself can be accessed in a matter of minutes by car or public transport. The property is the catchment area for Bruntsfield Primary and Boroughmuir High School, George Watsons is on your doorstep, whilst Napier and Edinburgh Universities are within easy reach. The city by-pass and main motorway networks are easily accessible.

EXTRAS:

ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE FOR NEGOTIATION. PLEASE NOTE THERE WILL ALSO BE NO GUARANTEES GIVEN FOR THE WORKING ORDER OF THE HEATING OR ELECTRICS WITHIN THE PROPERTY.





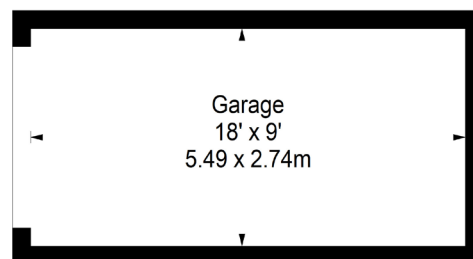
**Abbotsford Court,
Edinburgh,
Midlothian, EH10 5EJ**



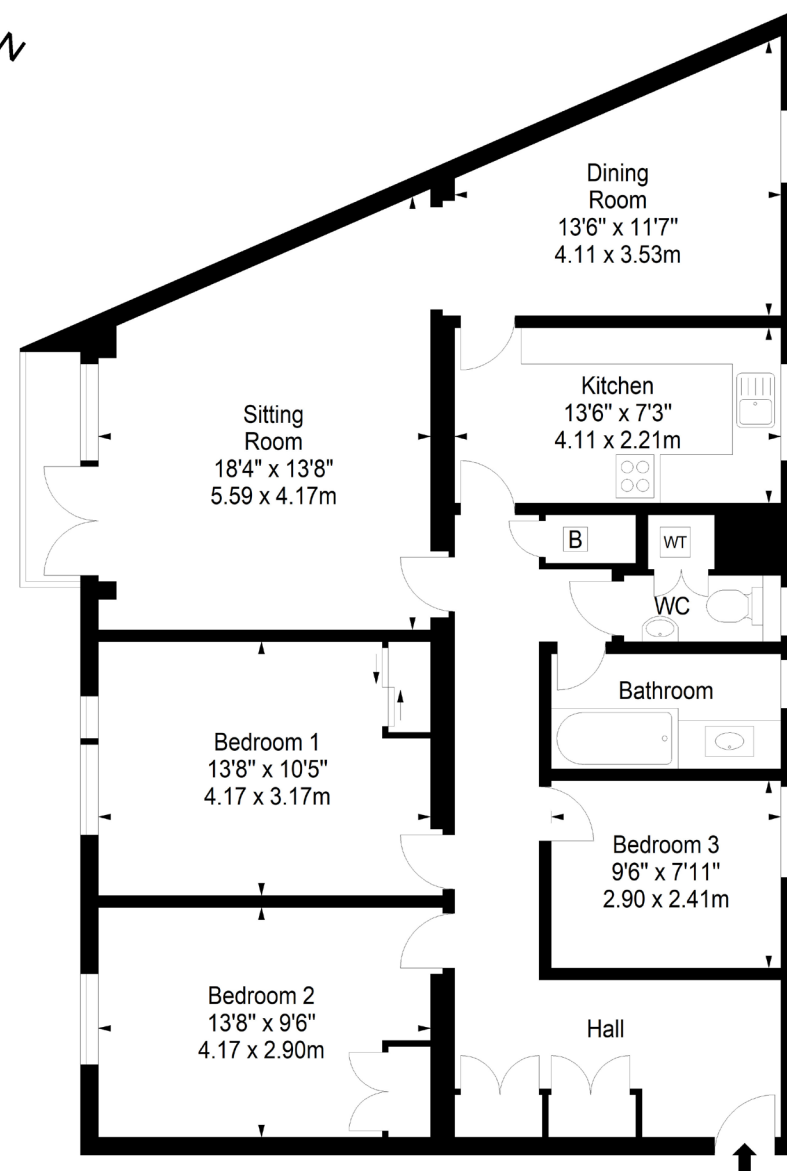
Approx. Gross Internal Area
1113 Sq Ft - 103.40 Sq M
Garage
Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M
For identification only. Not to scale.
© SquareFoot 2025



**ENERGY PERFORMANCE
CERTIFICATE RATING E**



Ground Floor



Third Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.