



17 Abbotsford Court

South Ettrick Road, Merchiston, Edinburgh, EH10 5EH

CALL US ON 0131 447 4747

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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Lift & stairs to upper levels.
- Reception hall with extensive fitted storage.
- Utility room with fitted storage housing the automatic washing machine & tumble dryer.
- Fabulous living room with picture patio doors providing superb views to surrounding hills & across Edinburgh.
- Feature built in storage wall with wall-mounted television.
- Fantastic roof terrace with composite decking, feature lighting, outdoor kitchen with gas BBQ plumbed hot and cold water & fridge.
- Remote controlled blinds within living room.
- Attractive & generously proportioned dining kitchen (Kitchen International) with French doors to balcony.
- Breakfast bar with stools.
- Top of the range integrated appliances with Quooker hot water tap.
- Delightful master bedroom with extensive fitted storage, access to balcony with French door.
- Contemporary fitted ensuite shower room.
- Further double bedroom with fitted storage.
- Modern fitted shower room with built in storage.
- Gas central heating.
- Double glazing.
- Sound system through the main living areas & on roof terrace.
- Secured resident's parking.
- Private garage with electric vehicle charging point.
- Beautifully maintained communal grounds.
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GENERAL DESCRIPTION

A stunning, unique penthouse flat situated within a sought-after development in the prestigious Merchiston district of the city, within walking distance of an excellent range of local amenities within nearby Bruntsfield & Morningside, whilst also being just a short journey to the south of Edinburgh City Centre. The property is brought to the marketplace in move-in condition and boasts stunning views from a southwest facing roof terrace.

FACTORING NOTE

The development is factored by James Gibb with an approximate charge of £3,000 per annum for this property. This covers the maintenance of all the communal areas, including the lift and also the block's building's insurance. There is also a sinking fund which is currently charged at £200 per quarter.





LOCATION

The property forms part of the highly regarded residential district of Merchiston, lying within walking distance to the south of Edinburgh's city centre. Many local amenities are on hand serving everyday needs with the neighbouring districts of Bruntsfield, Morningside and Polwarth, providing an extensive range of specialised shops and services including a Marks & Spencer's and Waitrose. An excellent bus service provides links to the city centre and surrounding areas with the City Bypass, Edinburgh Airport and motorway networks all within easy reach. Leisure facilities within the area include the Fountain Park complex, with a multiscreen cinema, Nuffield gym and bowling alley and Warrender swimming pool and gym. The cosmopolitan Edinburgh Quay is also easily accessible hosting a variety of bars, bistros and restaurants. The property is also close to Bruntsfield Links, the Meadows, Harrison Park and the Water of Leith Walkway and the area is ideal for those connected with Napier and Edinburgh Universities. Schools within the area are well represented in both private and public sectors, these include Bruntsfield Primary, Boroughmuir High School & George Watsons College. The city's financial core is just a brief drive or bus journey away.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, FRIDGE/FREEZER, DISHWASHER, WINE COOLER, AND AUTOMATIC WASHING MACHINE AND TUMBLE DRYER WITHIN UTILITY ROOM. THE BREAKFAST BAR WITH STOOLS AND THE PLANTERS ON THE ROOF TERRACE WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE. THE WALL-MOUNTED TELEVISION MAY BE AVAILABLE THROUGH NEGOTIATION.

COUNCIL TAX BAND	F.
TRAIN STATION	APPROXIMATELY 1.8 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 8.1 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

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Approx. Gross Internal Area

1416 Sq Ft - 131.55 Sq M

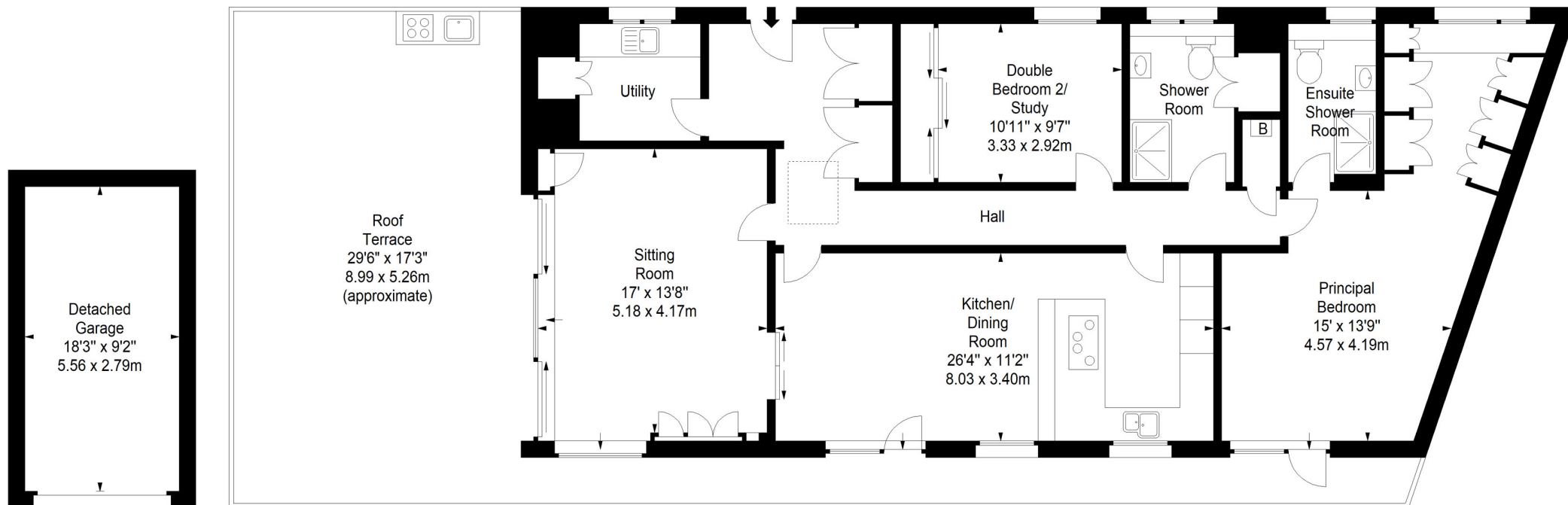
Garage

Approx. Gross Internal Area

169 Sq Ft - 15.70 Sq M

For identification only. Not to scale.

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Ground Floor

Fifth Floor



ENERGY PERFORMANCE
CERTIFICATE RATING D

76 - 80 Morningside Road, Edinburgh, EH10 4BY
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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.