

# 60/6 MERCHISTON AVENUE

Merchiston | Edinburgh | EH10 4PA







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  Merchiston enjoys a tranquil setting southwest of the city centre



Welcome to 60/6 Merchiston Avenue

## A SPACIOUS DOUBLE UPPER FLAT



ituated in the highly desirable area of Merchiston, this beautiful three-bedroom double upper flat occupies the third and fourth floors of a handsome traditional building. It features attractive interior design that is sympathetic to the building's historic character and to the delightful period details within. The home further boasts a contemporary kitchen, two bathrooms, and great built-in storage to help keep the interiors tidy. Furthermore, its elevated position affords impressive views over the capital's iconic skyline, capturing the majestic Edinburgh Castle and Arthur's Seat. Close to excellent amenities, bus links, and idyllic green spaces, this home also falls within the catchment area for the following highly regarded schools: Bruntsfield Primary, St Peter's RC Primary, St Thomas of Aguin's RC High, and Boroughmuir High. Unsurprisingly, the property will be in high demand amongst professionals and families looking for sophisticated city living within easy reach of the heart of the city centre.

### **GENERAL FEATURES**

- O A spacious double upper flat with stylish interiors
- O Occupies the third and fourth floors of a traditional building
- O Enjoys a sought-after location in desirable Merchiston
- O Elevated views to Edinburgh Castle and Arthur's Seat
- O Modern styling, quality finishings, and period details

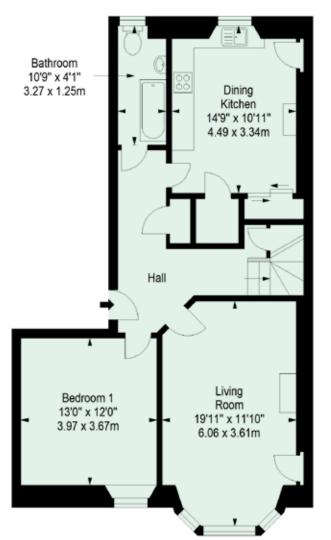
### **ACCOMODATION FEATURES**

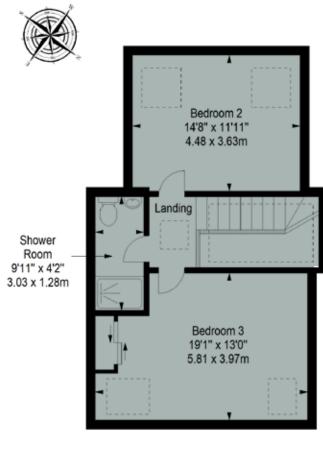
- O Welcoming entrance hall with built-in storage
- O Elegant living room with a bay window
- O Modern dining kitchen with a stylish aesthetic
- O Naturally-lit landing with traditional rooflight
- O Three bright and spacious double bedrooms
- O Three-piece bathroom on the lower floor
- O Three-piece shower room on the upper floor

### **EXTERNAL FEATURES**

- O Mature communal garden with a lawn and patio
- O Controlled permit parking (Zone S3)









### **PROPERTY NAME**

60/6 Merchiston Avenue

### **LOCATION**

Merchiston, Edinburgh, EH10 4PA

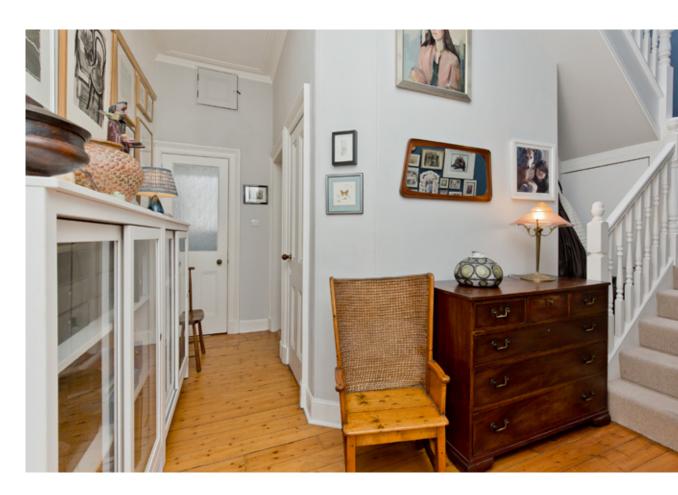
# APPROXIMATE TOTAL AREA:

124.2 sq. metres (1336.9 sq. feet)



The floorplan is for illustrative purposes.
All sizes are approximate.







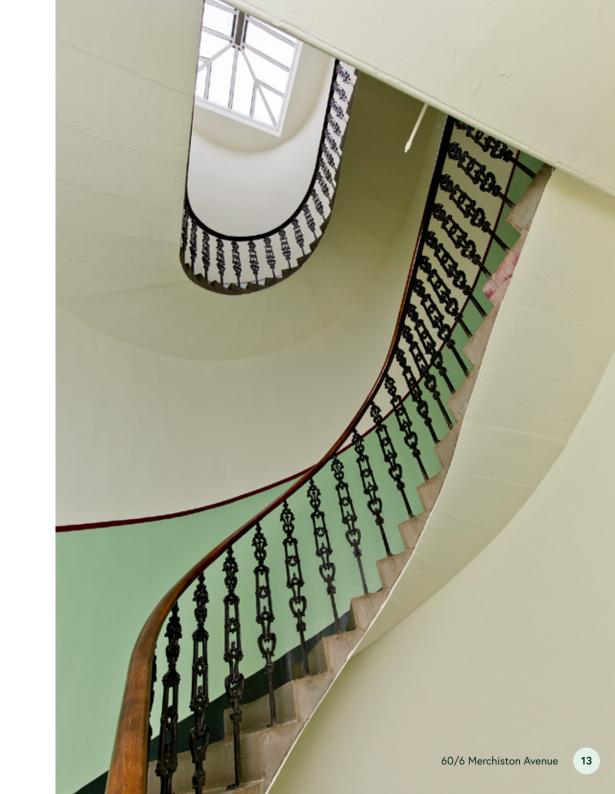
Welcome to a traditional three-bedroom double upper flat in sought-after Merchiston, offering spacious accommodation that beautifully combines period charm with modern styling and quality finishings.



# **AN ELEGANT**

introduction

Reached via a secure shared entrance and a traditional stairwell, the flat's front door opens into a welcoming hall adorned with wooden floorboards and tasteful neutral décor. This inviting space is enhanced by built-in storage too, ensuring an elegant and clutter-free introduction to the home.







### Far-reaching views of Edinburgh Castle



The living room effortlessly continues the hall's refined aesthetic, adding a bold accent wall for a splash of colour. It has a generous layout for various furnishings and a sweeping bay window, which floods the room with natural light while providing far-

reaching views of Edinburgh Castle.
Ornate cornicing accentuates the high ceiling, as a charming feature fireplace creates an inviting focal point for the arrangement of furniture. Finally, a press cupboard offers convenient storage, completing this lovely space.

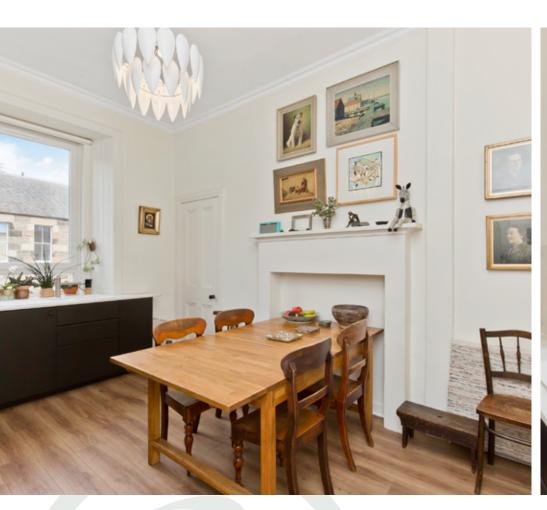




# STYLISH AND MODERN

Dining kitchen







The stylish dining kitchen exudes modernity with its monochrome-inspired palette. It features sleek cabinetry and ceramic marble-effect worktops paired with matching splashback panels for an easy-to-maintain finish. The spacious design easily accommodates a large table and chairs, while a southwest-facing window ensures a light-filled environment. Additional practicalities include seamlessly integrated appliances (induction hob, fan-assisted electric oven, combi microwave oven, dishwasher, and fridge/freezer), a press cupboard (containing the boiler), two built-in store cupboards, and a spacious shelved larder with a spice cabinet and space for further freestanding appliances.

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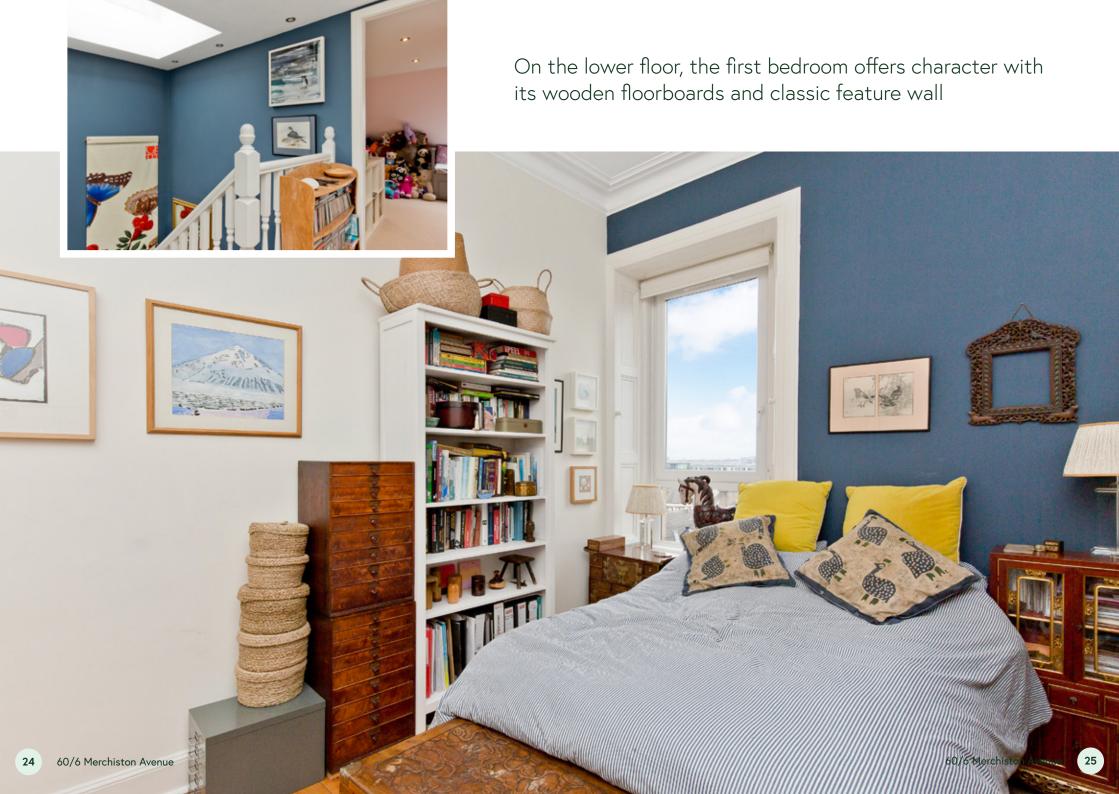


### Attractive styling and spacious proportions





The three double bedrooms all enjoy attractive styling and spacious proportions. On the lower floor, the first bedroom offers character with its wooden floorboards and classic feature wall. On the upper floor, the two large bedrooms (one equipped with a built-in mirrored wardrobe) both benefit from two large Velux windows and accent walls that add a sophisticated touch. The east-facing bedrooms also offer impressive elevated views of Edinburgh Castle and Arthur's Seat. Leading to the bedrooms, the hall, stairs, and landing are all flooded with natural daylight from two large skylights.





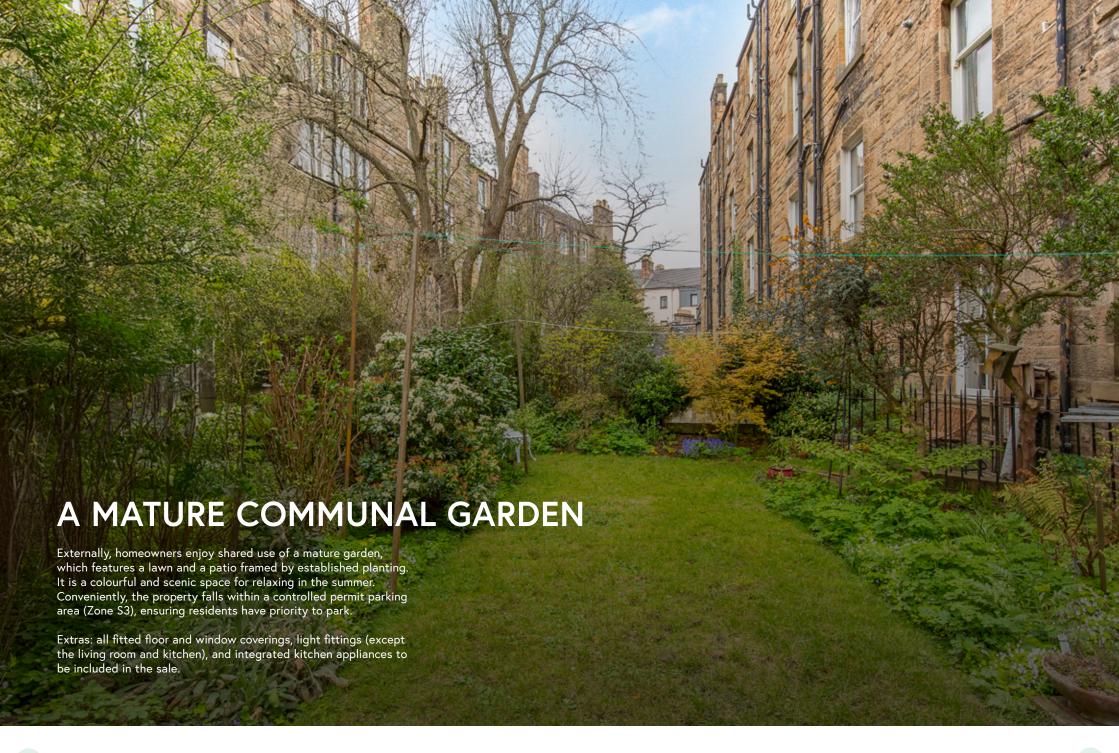




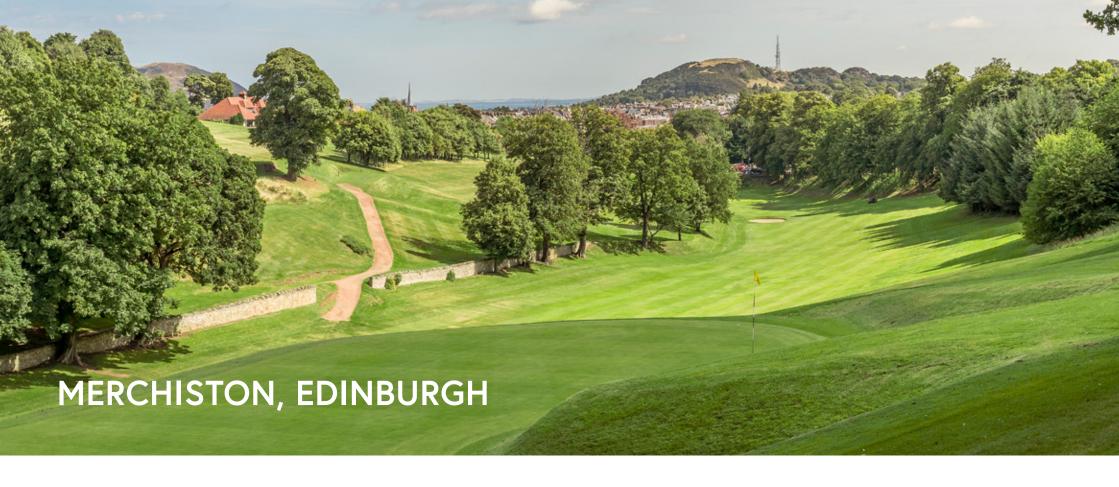




For convenience, the property has a lower-floor bathroom and an upper-floor shower room, both of which are equipped with three-piece suites. The bathroom features neutral décor, set alongside white tiles and tongue-and-groove panelling. The shower room also has a neutral aesthetic, maintaining the home's impeccable style.



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Beloved for its leafy streets, magnificent gardens and grand villas, the highly desirable residential suburb of Merchiston enjoys a tranquil setting southwest of the city centre. The area is served by an excellent range of local services and amenities, especially in neighbouring Bruntsfield and Morningside, where you will find an unrivalled selection of local and independent retailers, a thriving café culture and some of the city's favourite evening hotspots. Morningside also boasts a Waitrose and an M&S, as well as a boutique cinema and theatre. When it comes to sport and fitness, residents of Merchiston have a choice of several gyms, sports centres and yoga studios right on their doorstep, or for those who prefer the great outdoors, why not take a relaxed stroll or cycle along the picturesque

Union Canal or make the short journey to the majestic Pentland Hills Regional Park. Merchiston enjoys an excellent range of schools in the public sector, and is very well placed for some of the most prestigious independent schools in Scotland, particularly Merchiston Castle School, George Watson's College and The Edinburgh Rudolf Steiner School. The property falls within the catchment area for the following schools: Bruntsfield Primary, St Peter's RC Primary, St Thomas of Aquin's RC High, and Boroughmuir High. Merchiston boasts fantastic public transport links across the city and beyond, and Haymarket's transport hub offers links across the city and further afield. The area also enjoys swift and easy access to the City Bypass, Edinburgh Airport and the M8/M9 motorway network.





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- Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.