



Solicitors & Estate Agents




Offers Over

**£390,000**

## 14B Merchiston Mews

Merchiston | Edinburgh | EH10 4PE

A stylish and versatile modern terraced mews house offering beautifully presented, spacious and flexible accommodation set over three levels. Ideally suited to a variety of purchasers in a highly desirable location.

-  3 bedrooms
-  1 reception room
-  1 bathroom & Guest WC
-  Garage & Parking
-  EPC rating – C
-  Council tax band - E



## Description

On the ground floor, the entrance porch features a tiled floor and leads into a welcoming lower hallway laid with attractive oak flooring. A useful storage cupboard is located off the hallway, along with a stylish WC fitted with a contemporary two-piece suite. To the rear is a well-proportioned double bedroom, currently utilised as a home office, providing excellent versatility. Internal access is available to the integral garage, which is fully floored and benefits from built-in units, offering superb additional storage. The first floor boasts a generous dual-aspect reception/dining room that enjoys an abundance of natural light. This area flows seamlessly into the modern fitted kitchen, which is part open-plan in design and features sleek wall and base units, quality integrated appliances, and a solid butcher block wood worktop, perfect for both everyday living and entertaining. On the second floor, there are two spacious double bedrooms, each benefiting from fitted wardrobes. The accommodation is completed by a stylish family bathroom comprising a three-piece suite and a separate shower compartment. A floored loft provides further storage options. This immaculately maintained home must be viewed to fully appreciate the quality and versatility of accommodation on offer.



## Extras

The integrated kitchen appliances including Bosch dishwasher and washer/drier, Neff fridge freezer and Hotpoint double oven/combi oven/microwave/grill, gas hob and cooker hood are to be included in the sale along with all curtains, blinds and light fittings and the Ohme EV charge point in the garage.

## Garage and Parking

The house benefits from an integral garage with remote control up and over door with internal connecting door to the house. The garage has been fully floored and has superb built-in storage, creating an ideal home gym, utility and hobby space. There is power and light and an EV charge point which is included in the sale. A resident's permit giving exclusive access to park in the mews is also provided.

## Viewing

By appointment. Please contact Neilsons on 0131 625 2222







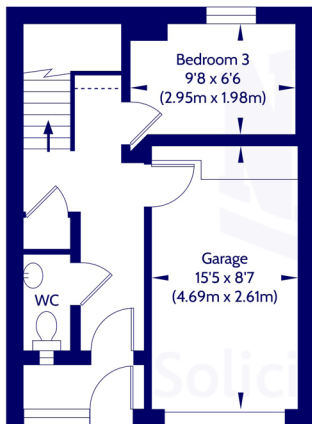
## Location

The property is situated in the highly regarded residential district of Merchiston, approximately 1.5 miles south-west of Edinburgh city centre. A wide range of local amenities are available to cater for everyday needs, while the neighbouring areas of Polwarth, Bruntsfield, and Morningside offer an extensive selection of specialist shops and services. The property is in the catchment for excellent schools, including Bruntsfield Primary and Boroughmuir High School, and is well placed for those connected to both Napier University and The University of Edinburgh. Excellent public transport links are available, with frequent bus services within a few minutes' walk providing swift access to the city centre and surrounding districts. The City Bypass, Edinburgh Airport, and major motorway networks are all within easy reach, making this an ideal location for commuters. A variety of amenities and leisure facilities can be found nearby, including the Union Canal and Fountain Park, which offers a multi-screen cinema, Nuffield Health gym, and a variety of restaurants and leisure pursuits. Edinburgh Quay is also close at hand, boasting a vibrant mix of bars, bistros, and restaurants. Outdoor enthusiasts will appreciate proximity to Harrison Park, Bruntsfield Links, and the scenic Water of Leith Walkway. Edinburgh's financial district is just a short bus journey away, further enhancing the appeal of this superbly located property.

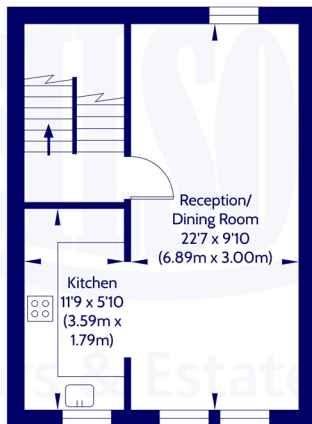




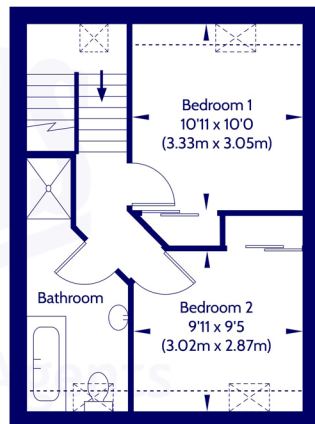
Approx. Gross Internal Floor Area 89.17 Sq M / 960 Sq Ft.



Ground Floor



First Floor



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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