










## 32 (3F2) Merchiston Avenue

Merchiston | Edinburgh | EH10 4NZ

A fantastic opportunity has arisen to purchase this third (top) floor flat forming part of a traditional tenement, situated in the highly sought after district of Merchiston, lying to the south-west of the city centre. Located close to excellent local amenities, transport links and open green spaces, the property offers well proportioned accommodation with period features and a stunning view of the castle, and viewing is highly recommended.

-  2 bedrooms plus boxroom
-  1 public room
-  1 bathroom
-  Communal garden
-  Permit/meter parking
-  EPC rating – D
-  Council tax band - D



## Description

In brief the accommodation comprises entrance hallway with entryphone system and built in storage, bright and airy lounge with period features including decorative cornice, fireplace, ceiling rose, Edinburgh press plus a fantastic view of the castle, good size dining kitchen with a range of wall and base units with co-ordinated worktops, pantry cupboard and views to the Pentlands, double bedroom one with decorative cornice and Edinburgh press, double bedroom two, useful boxroom which would make an ideal working from home space, and a fully tiled bathroom with a white suite, heated towel rail, and shower over the bath. The property also benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, and washing machine.

## Gardens and Parking

There is a well maintained communal garden to the rear of the building and there is permit/meter parking outside and on the surrounding streets.

## Viewing

By appointment through Neilsons (0131 625 2222).







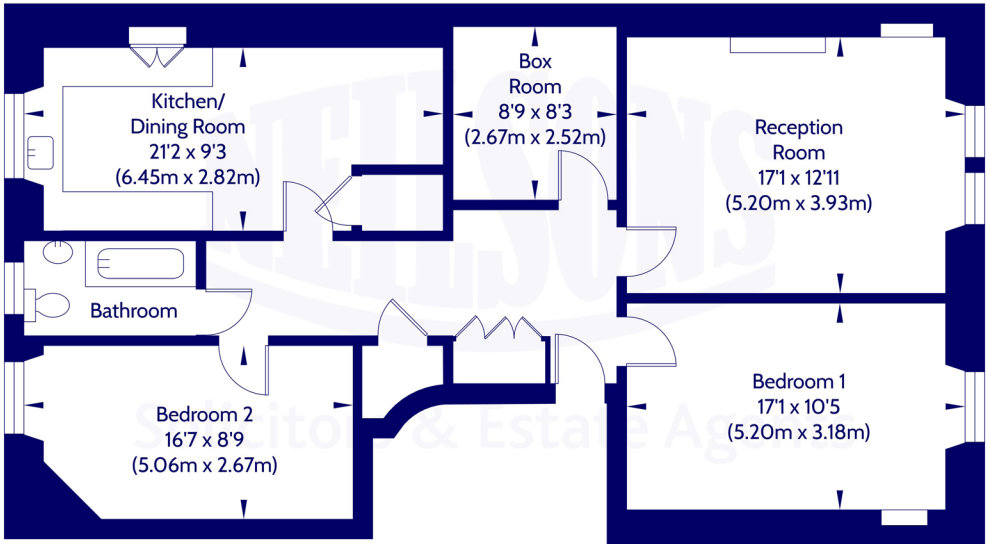
## Location

The property forms part of the reputable residential district of Merchiston, lying approx. 2 miles south west of Edinburgh's city centre. Local amenities are on hand serving every day needs with the neighbouring districts of Polwarth, Bruntsfield and Morningside providing a more extensive range of specialised shops and services including a Marks & Spencer's and Waitrose. Frequent bus services pass by linking the city centre and surrounding areas and the City Bypass, Edinburgh Airport and motorway networks are all within easy reach. Leisure facilities within the area include The Fountain Park complex, with a multi-screen cinema, Nuffield gym and bowling alley. The property is also close to Harrison Park, Bruntsfield Links 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 at both the public and private sectors and the city's financial core is just a brief bus drive away.





Approx. Gross Internal Floor Area 96 Sq M / 1033 Sq Ft.



Third 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.



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