



Offers Over

£440,000

41 2F2, Colinton Road

Merchiston | Edinburgh | EH10 5EN

This generously proportioned second floor flat forms part of a handsome period terrace, enjoying a superb location just off the capital's iconic Holy Corner in the picturesque residential area of Merchiston.

-  4 bedrooms
-  2 reception rooms
-  1 bathroom
-  Shared garden
-  On-street permit parking
-  EPC Rating – C
-  Council Tax Band – E



Description

Accessed via a well-kept communal stair, the accommodation briefly comprises: welcoming entrance hallway, elegant bay fronted reception room with hardwood flooring, decorative cornice work and an attractive focal fireplace, spacious dining kitchen with pantry and additional storage cupboard, large principal bedroom featuring an ornate frieze, fireplace and twin windows providing a lovely open outlook, three further well-proportioned bedrooms all of which are light and airy, and family bathroom which has been fitted with a three piece white suite together with over bath shower and splash tiling.

This superb home combines classical period features with versatile living and offers excellent potential to renovate and modernise to suite individual taste.



Extras

The sale shall include all fitted floor coverings, integrated kitchen appliances, light fittings and fixed shelving.

Gardens and Parking

There is access to a beautifully maintained shared garden located to the rear of the building, which comprises areas of lawn, well stocked planted borders and a delightful mature tree backdrop. On-street residents' permit parking is available in the immediate area.

Note

Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.

Viewing

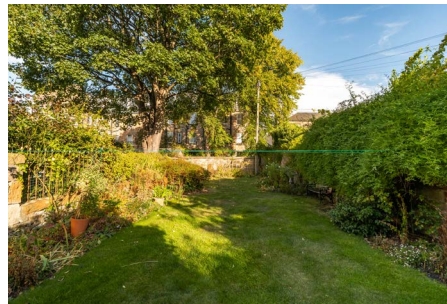
By appointment through Neilsons on 0131 625 2222.





Location

The property forms part of the reputable residential district of Merchiston, lying approx. two miles south west of Edinburgh's City Centre. Many 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 cosmopolitan Edinburgh Quay is also easily accessible hosting a variety of bars, bistros and restaurants. 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 114.64 Sq M / 1234 Sq Ft.



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.



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