

Jardine Phillips
Solicitors • Estate Agents

MERCHISTON

66 MERCHISTON AVENUE
EH10 4PA



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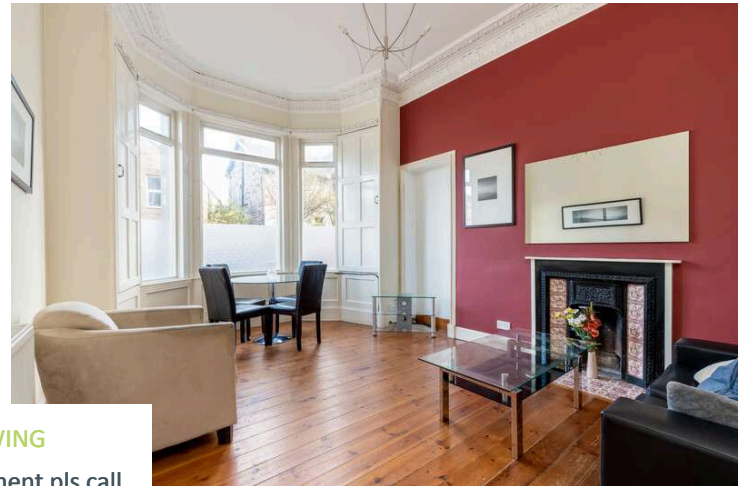
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EPC RATING: D

FIXED PRICE £340,000

PROPERTY DESCRIPTION

- Beautifully tiled vestibule with stained glass door leading to a long hallway with three handy storage cupboards
- Spacious bay windowed sitting/dining room with original fire surround with feature tiling, Edinburgh press recess, stunning cornicing & stripped wood floors
- Kitchen with excellent range of units & appliances
- Large master bedroom to rear with French doors to communal garden, three sets of fitted wardrobes & Edinburgh press
- Good sized second double bedroom to front
- Bathroom with bath with electric shower over, vanity sink, wc & feature tiling
- Gas central heating & double glazed windows
- Communal rear garden accessed from the main bedroom
- Residents' permit parking in the street

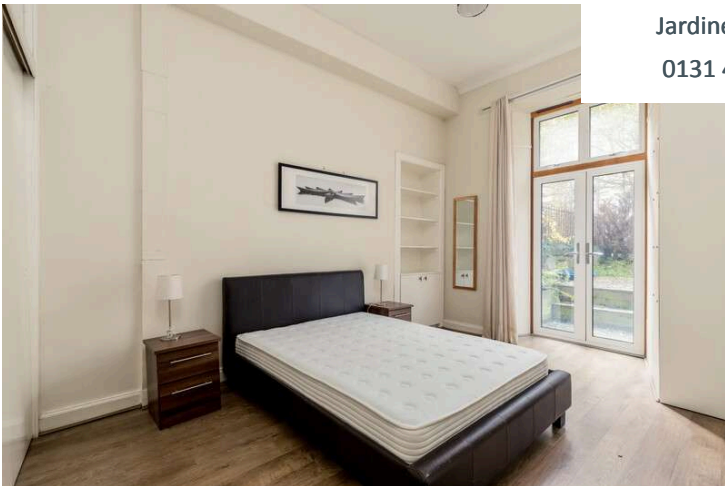


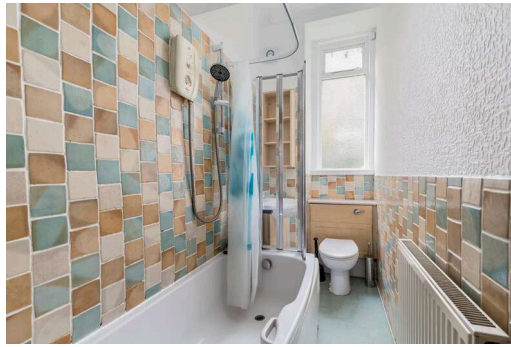
VIEWING

By appointment pls call

Jardine Phillips

0131 4466850





QUIETLY LOCATED TWO BED MAINDOOR FLAT IN POPULAR MERCHISTON

This well presented two double bedroom maindoor flat has modern kitchen & bathroom fittings together with a wealth of retained period features. Situated in a quiet street, close to all the local supermarkets, coffee shops & bars of Polwarth. A few minutes' walk from trendy Bruntsfield & Morningside and within walking distance or a short bus ride from the city centre. Perfect for young professionals, students or investors.

AREA

Merchiston is a highly desirable residential suburb to the southwest of the city centre. popular with families, students and young professionals. The area has a superb range of local coffee shops, bars & supermarkets including a Sainsbury local, Tesco Metro, Scotmid & Margiotta. A wider range of amenities are available in nearby Polwarth, Bruntsfield & Morningside where you will find an unrivalled selection of local & independent retailers, a thriving café culture and some of the city's favourite evening hotspots. Leisure facilities are excellent including the impressive Fountain Park Leisure Complex, independent Dominion Cinema & Church Hill Theatre together with a wide range of gyms & fitness facilities in the vicinity. Tollcross & the city centre are also within easy walking distance. Harrison Park, Bruntsfield Links and the Union Canal walkway provide great local walks & outside spaces. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away. The flat is in the catchment for the well renowned Bruntsfield Primary & Boroughmuir High Schools and George Watson's is within walking distance. There are fantastic public transport links across the city and beyond, together with swift & easy access to the City Bypass, Edinburgh Airport and the M8/M9 motorway network.

GARDEN

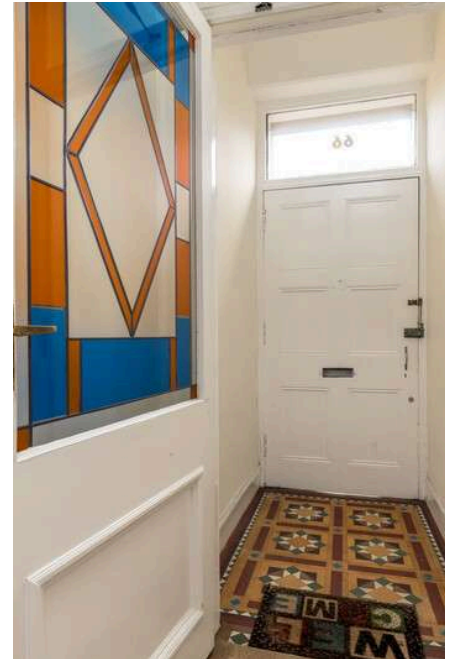
Private front garden and communal rear garden accessed from the main bedroom.

EXTRAS

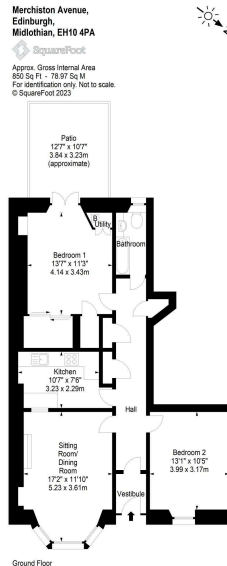
The blinds/curtains, light fittings, gas hob, double oven, cooker hood, dishwasher, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£380,000



Sitting/dining room	17'2 x 11'10 (5.23 x 3.61m)
Kitchen	10'7 x 7'6 (3.23 x 2.29m)
Bedroom 1	13'7 x 11'3 (4.14 x 3.43m)
Bedroom 2	13'1 x 10'5 (3.99 x 3.17m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.