



4B Ettrick Road
MERCHISTON | EDINBURGH | EH10 5BJ


warners
solicitors & estate agents



4B Ettrick Road

MERCHISTON | EDINBURGH | EH10 5BJ

Grand ground floor conversion of a distinctive C-listed building, boasting wonderful sweeping private gardens with lots of privacy and the added bonus of a south-west facing aspect to rear. Ettrick Road is a particularly sought after street within this area, offering a peaceful, leafy setting from where you can easily reach good transport links and amenities.

Viewing is essential to appreciate the great feeling of light and space within this lovely home, forming part of a Baronial style building dating from the 1870's. The house is very well screened from the road, set beyond a private front garden with large lawn and mature trees, which continues around the side of the house. Fabulous period features in the formal living room include a triple window formation to front fitted with working shutters, a tall mantelpiece and decorative plasterwork to the ceiling. Facing out across the rear garden is a spacious open plan public room with space for relaxation, dining and entertaining, including a well fitted kitchen area offering plenty of storage facilities. This room also features cornicework and window shutters. There are two bedrooms, each benefiting from built-in storage space, modern fittings in both the shower-room and wetroom, a handy utility room and WC. Very private and exceptionally spacious grounds to the rear faces south-west ensuring maximum sunlight. This area comprises a sweeping lawn, patio area for sitting out a shed and a greenhouse.

- Triple window living room with mantelpiece
- Large family/dining room open to kitchen
- Two bedrooms with built-in storage
- Utility room
- Shower-room
- Wetroom
- WC
- Entrance vestibule
- Hallway with deep store cupboard
- Gas central heating
- Partial double glazing
- Wonderful private gardens
- Driveway

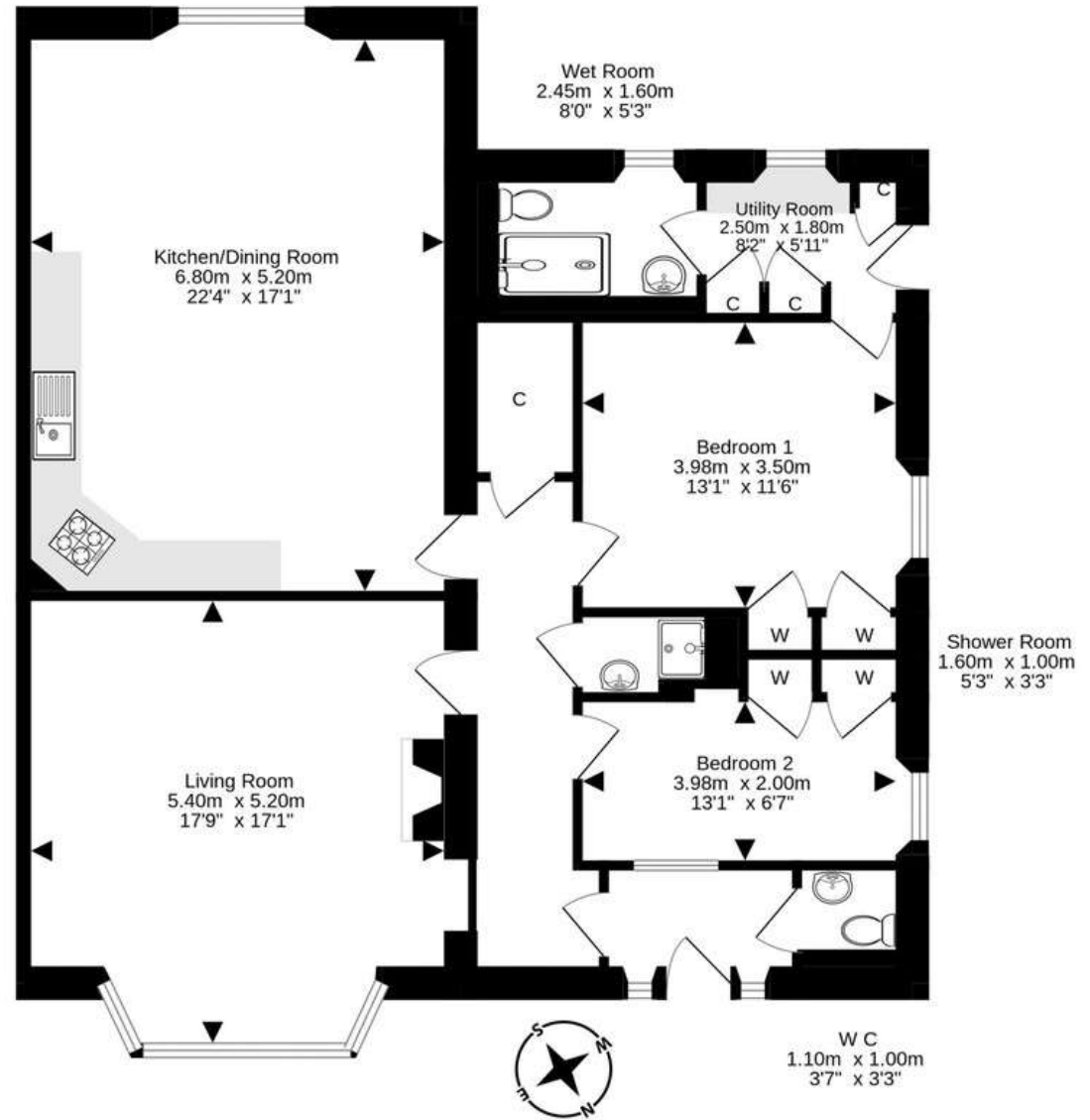
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The curtains, blinds, hob and oven, fridge freezer, dishwasher, washer/drier, garden furniture (except the parasol) and the ceiling light fittings will be included in the sale of the property. EPC E.

Merchiston is a sought after leafy area, which lies to the south of the city centre. This highly regarded district is surrounded by the exclusive areas of Bruntsfield and Morningside, whilst the open expanses of Bruntsfield Links and the Meadows are within easy reach. There is an abundance of bars, restaurants and cinemas, all only a short journey away and the city centre itself can be accessed by car or public transport. There is good quality schooling, both in the public and private sectors, whilst Edinburgh and Napier Universities are within easy reach. The city by-pass and main motorway networks are easily accessible.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024