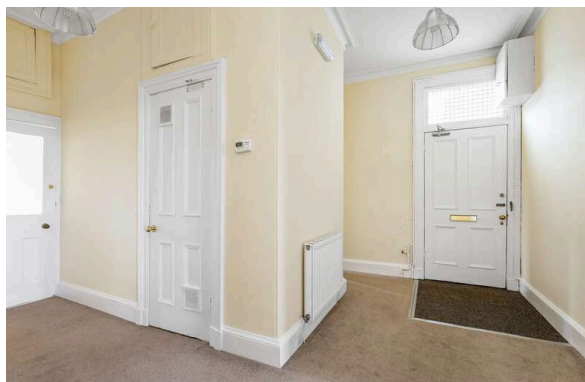




27 (3F1) Merchiston Crescent  
MERCHISTON | EDINBURGH | EH10 5AJ

  
**warners**  
solicitors & estate agents



## 27 (3F1) Merchiston Crescent

MERCHISTON | EDINBURGH | EH10 5AJ

Set in the prestigious Merchiston area of the city, moments from excellent amenities, elite schools, quick transport links and vast open green spaces is this spacious top floor apartment. Boasting opulent period features, panoramic views, new carpets and decor and a well-kept communal garden, this property would make an ideal home in a highly sought-after location.

This handsome tenement has an immaculate stairwell and the property comprises a welcoming entrance hallway with ample sized storage cupboards, bright bay windowed lounge with detailed cornicing and feature fireplace, contemporary dining kitchen with attractive modern units, generous dining space and useful utility room off. There are three spacious double bedrooms and the flat enjoys two stylish shower rooms.

- Heart of Merchiston location
- Close to excellent amenities
- Opulent period features
- Welcoming hallway
- Bright bay windowed lounge
- Contemporary dining kitchen
- Three double bedrooms
- Two shower rooms
- Useful utility room

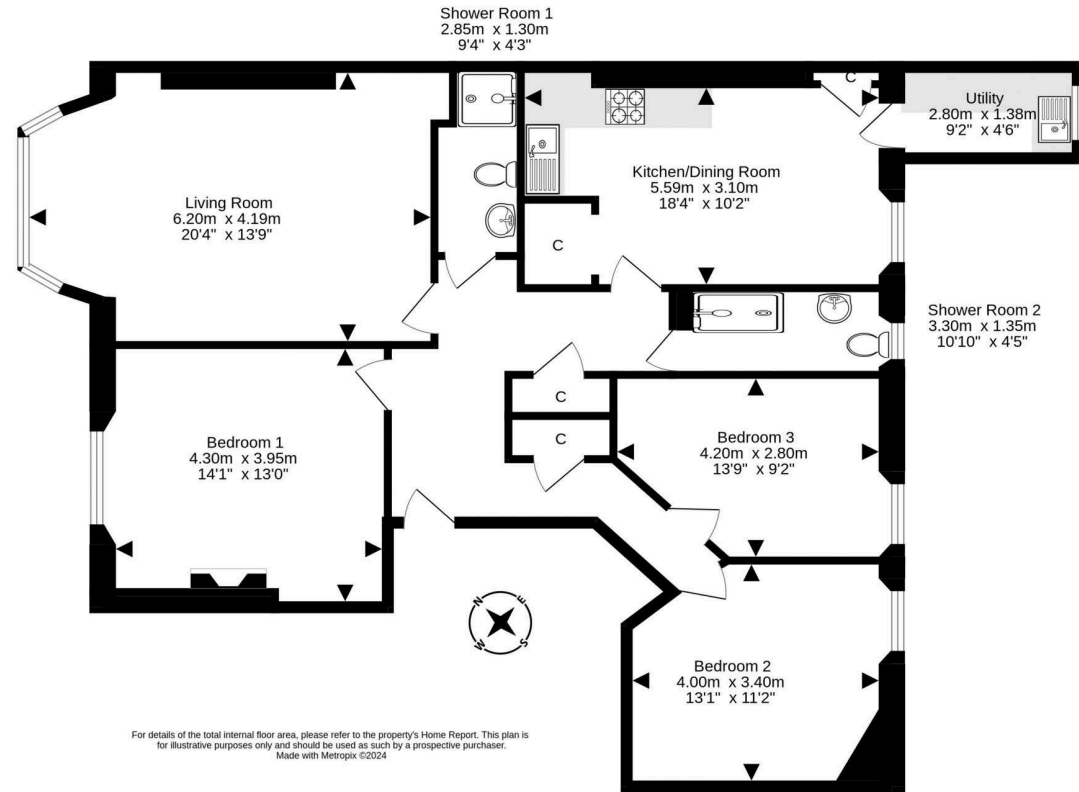
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, curtains and integrated kitchen appliances will be included in the sale. EPC Rating D.

Merchiston is a prestigious 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 within walking distance. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors conveniently close, whilst Edinburgh and Napier Universities are within easy reach. The city bypass and main motorway networks are easily accessible.





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