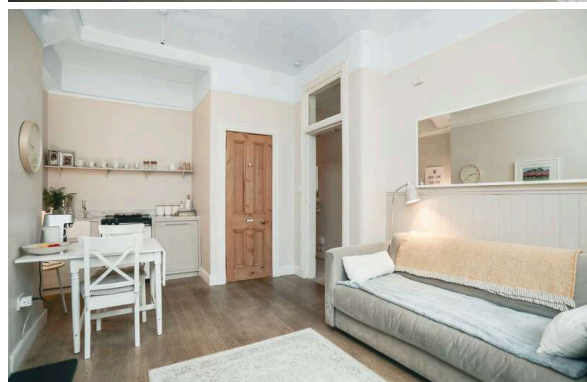




24 (PF1) Mardale Crescent
MERCHISTON | EDINBURGH | EH10 5AG


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This charming two-bedroom, ground floor flat is located in the highly desirable Edinburgh area of Merchiston, known for its beautiful architecture and vibrant community. The property is a delightful blend of traditional charm and modern convenience, perfect for those looking for a cosy yet stylish home.

The living room is a standout feature with its impressive bay window that floods the room with natural light. The original fireplace adds a touch of historic charm, although the room is currently being utilised as an additional bedroom, showcasing the flexibility of the living space. The heart of the home is undoubtedly the kitchen/dining room, which exudes warmth and character. The wood burner in this room not only provides a cosy atmosphere but also serves as a focal point for gatherings. The large windows offer a lovely outlook onto the rear garden, creating a serene and inviting ambiance. Adjacent to the kitchen is a highly functional utility room. This room offers additional storage and laundry facilities, and provides direct access to the rear garden. This direct garden access is one of the property's most appealing aspects, allowing for seamless indoor-outdoor living. The rear garden is a communal oasis, perfect for gardening enthusiasts or for simply enjoying the outdoors. A small, private seating area just outside the rear door is ideal for relaxing with a cup of coffee or enjoying an alfresco meal.

The flat comprises two bedrooms, each offering a peaceful retreat from the hustle and bustle of daily life. The family bathroom is decorated in neutral tones, creating a clean and modern look. It features a shower over the bath, combining functionality with style.

In summary, this two-bedroom ground floor flat in Merchiston is a perfect blend of traditional elegance and contemporary comfort. In brief it comprises:

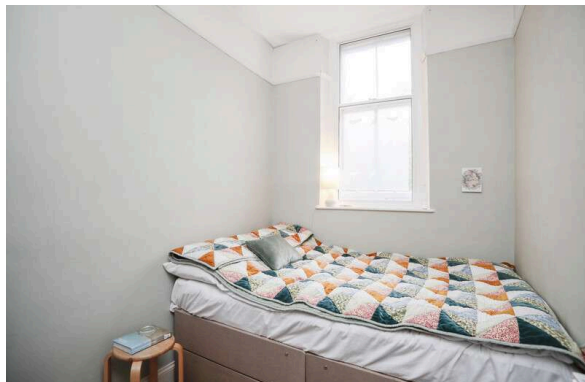
- Welcoming hall with storage.
- Bay windowed living room with feature fireplace.
- Bright kitchen/dining room with pleasant outlook.
- Utility room with direct garden access and small patio area.
- Two bedrooms.
- Neutrally decorated family bathroom with shower over bath.
- Gas central heating.
- On street permit parking and communal garden.

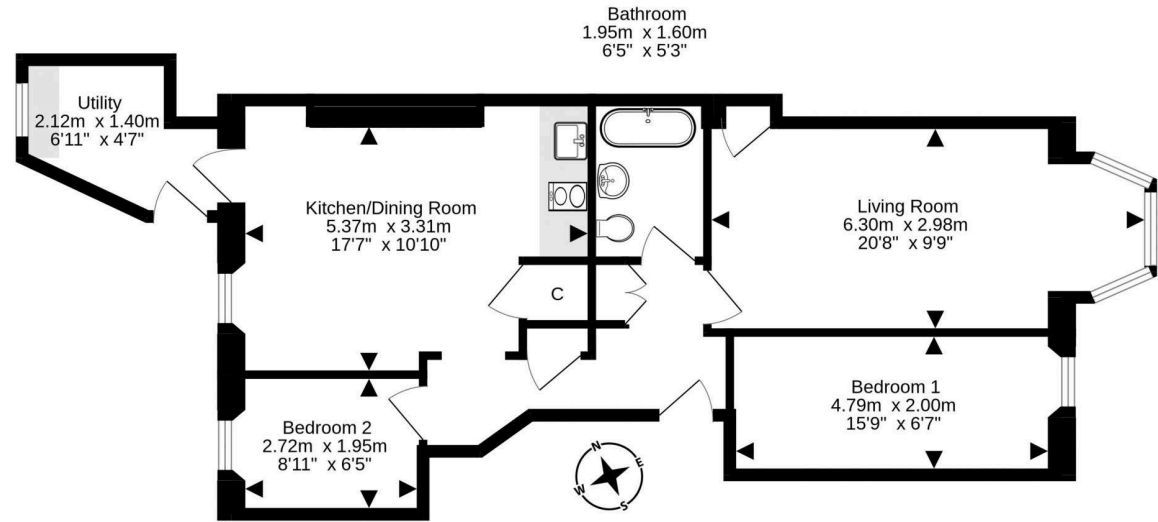
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The dishwasher, as well as light fittings, window coverings and carpets will be included in the sale of the property. All other furniture, including the Aga and bedframes can be negotiated separately. EPC rating D.

Merchiston is a prosperous 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 or only a short drive away. 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, 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.
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