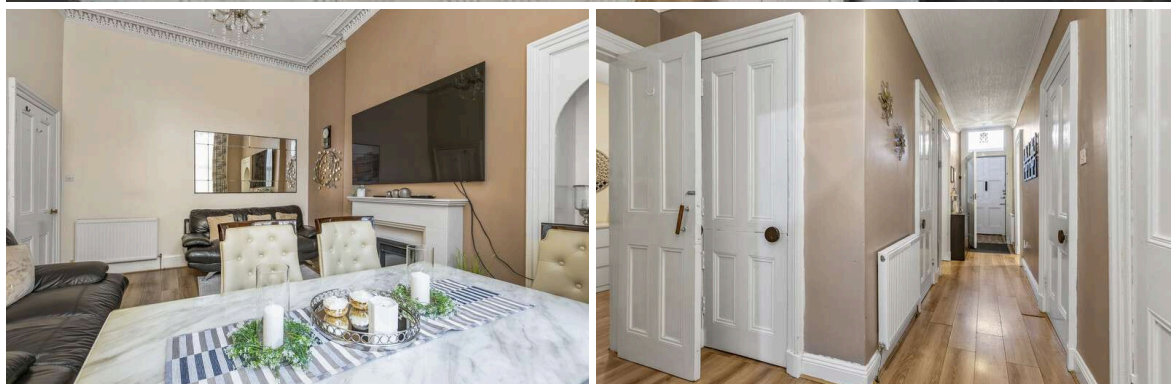
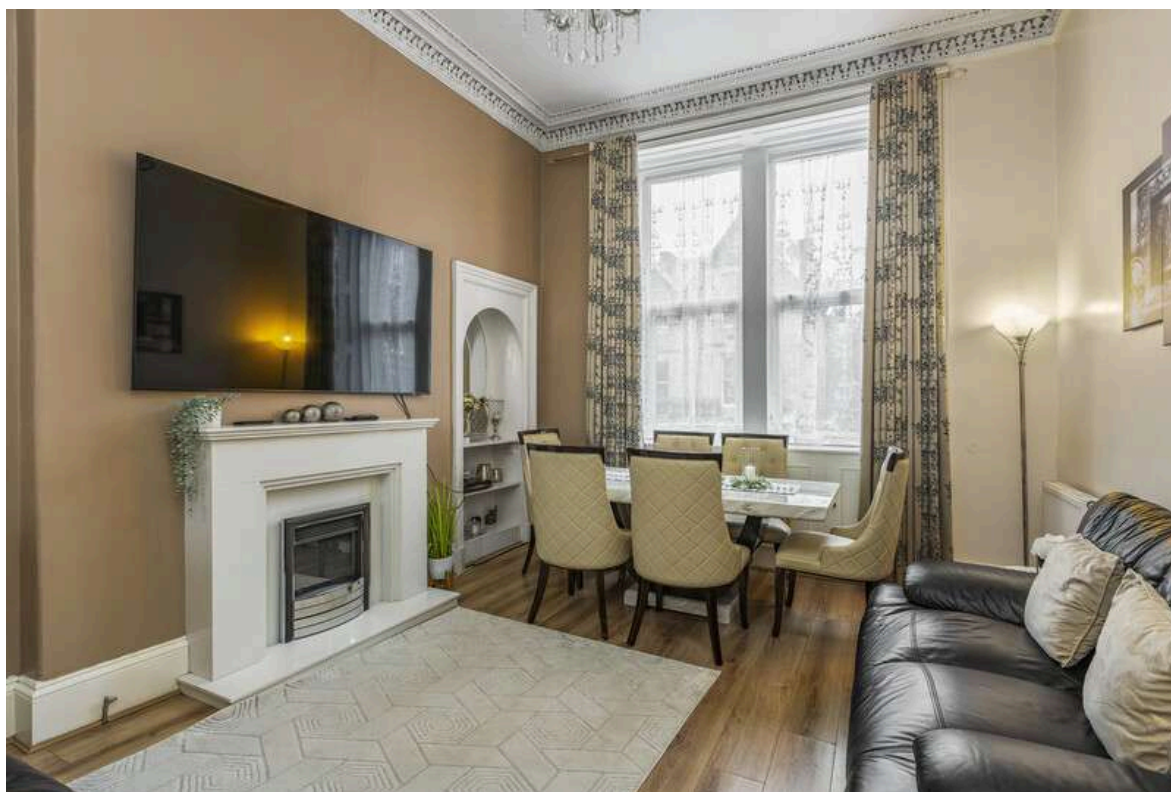




56 Merchiston Avenue
MERCHISTON | EDINBURGH | EH10 4PA


warners
solicitors & estate agents



56 Merchiston Avenue

MERCHISTON | EDINBURGH | EH10 4PA

A rare opportunity has arisen to acquire a particularly charming main door flat retaining some lovely period features located in a sought after, high amenity area.

This lovely home is presented in excellent decorative order throughout having been fully renovated by the present owner and offers spacious accommodation making an ideal buy for a small family or a couple looking for more space. The living room is bright and spacious and features original cornicing, a dining area and an electric fire and fireplace that provides a cosy focal point to the room. Also at the front of the property is the stylish kitchen that currently comprises a 5 ring gas hob, oven and fan, fridge freezer, washing machine, tumble dryer, dining area and boiler cupboard. The spacious welcoming hallway benefits from a storage cupboard and a large box room. There are two good sized bedrooms, one with built in storage. Completing the accommodation is the bathroom with shower over the bath. The property also benefits from a well-kept shared garden and benefits from permit parking. Early viewing is highly recommended!

- Entrance vestibule
- Hallway with storage cupboards
- Stylish fitted kitchen
- Two bedrooms one with built in storage
- Spacious living room
- Boxroom/study
- Bathroom with shower over the bath
- Gas central heating
- Well kept shared garden
- Residents' permit parking
- Excellent local amenities close at hand

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

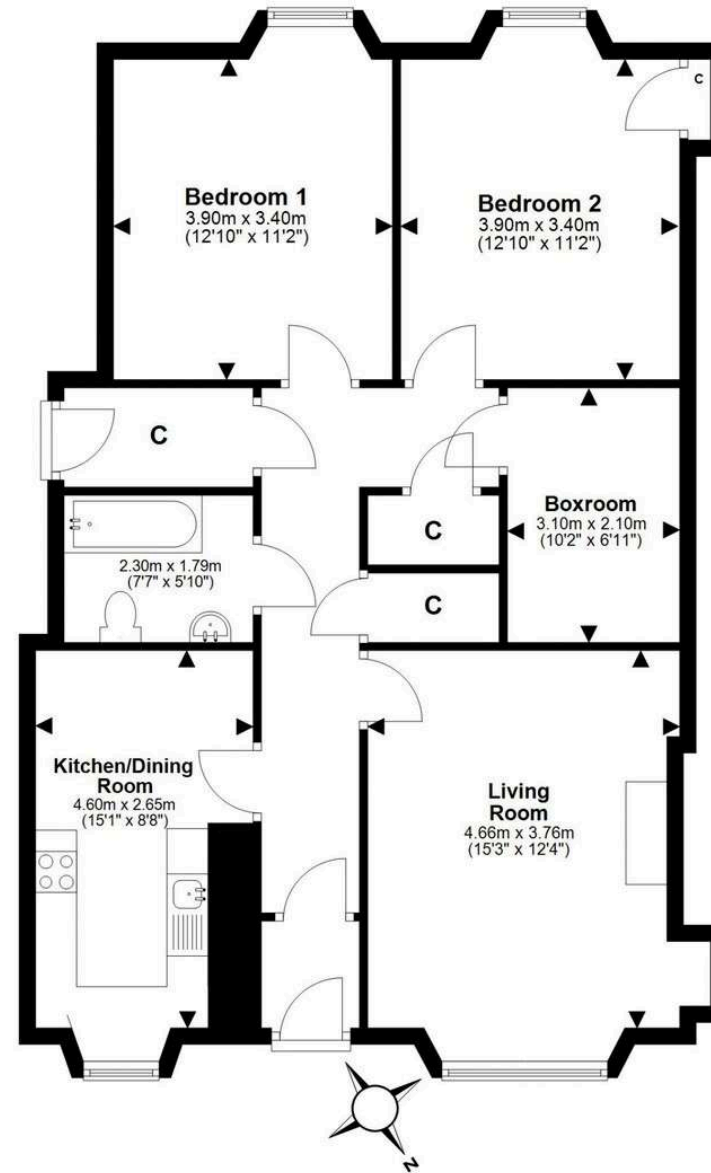


All integrated kitchen appliances, light fixtures, curtains, blinds and washing machine are included in the sale

EPC Rating D. Council Tax Band E.

Located in the popular Merchiston area of Edinburgh next to Bruntsfield, one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Polwarth, Marchmont and Morningside, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. 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, whilst the city by-pass and main motorway networks are easily accessible.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.