



19 Abbotsford Court  
MERCHISTON | EDINBURGH | EH10 5EH

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Bright and spacious ground floor three bedroom apartment in one of Edinburgh's most prestigious areas forming part of the sought-after Abbotsford Court factored development. The property is situated a short distance from a host of amenities including schools and transport links and is a convenient distance from the city centre and surrounding areas, and benefits from well-maintained landscaped communal grounds and residents' parking with secure barrier system for the car park. The south-facing property further boasts an open outlook with spectacular views over to the Pentlands, which can be enjoyed from a private patio area .

- Spacious ground floor apartment
- Factored development
- Private patio with stunning views to Pentland Hills
- Security entry system
- Fantastic storage options throughout
- Entrance hallway with storage
- Living/dining room giving access to private patio
- Modern fitted galley kitchen with integrated appliances
- Three spacious bedrooms (two with fitted wardrobes)
- Shower room with mains shower cubicle
- Handy separate WC
- Gas central heating and double glazing
- Private garage and residents' parking

EPC Rating C.

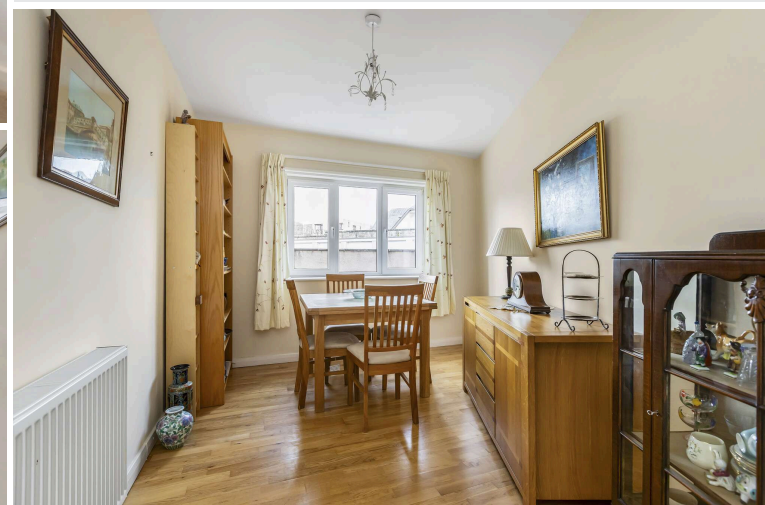
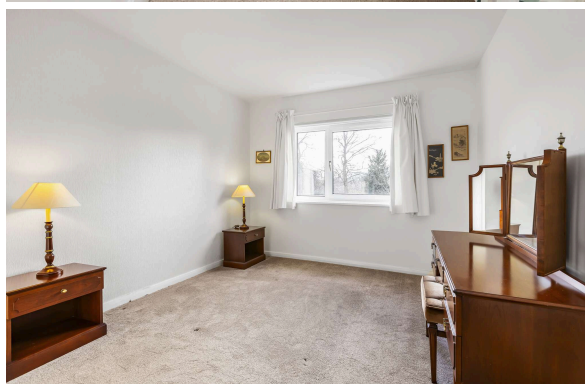
Extras include fridge, freezer, washing machine, dishwasher, curtains and blinds.

Factor fees : James Gibb: Approximately £160 monthly.

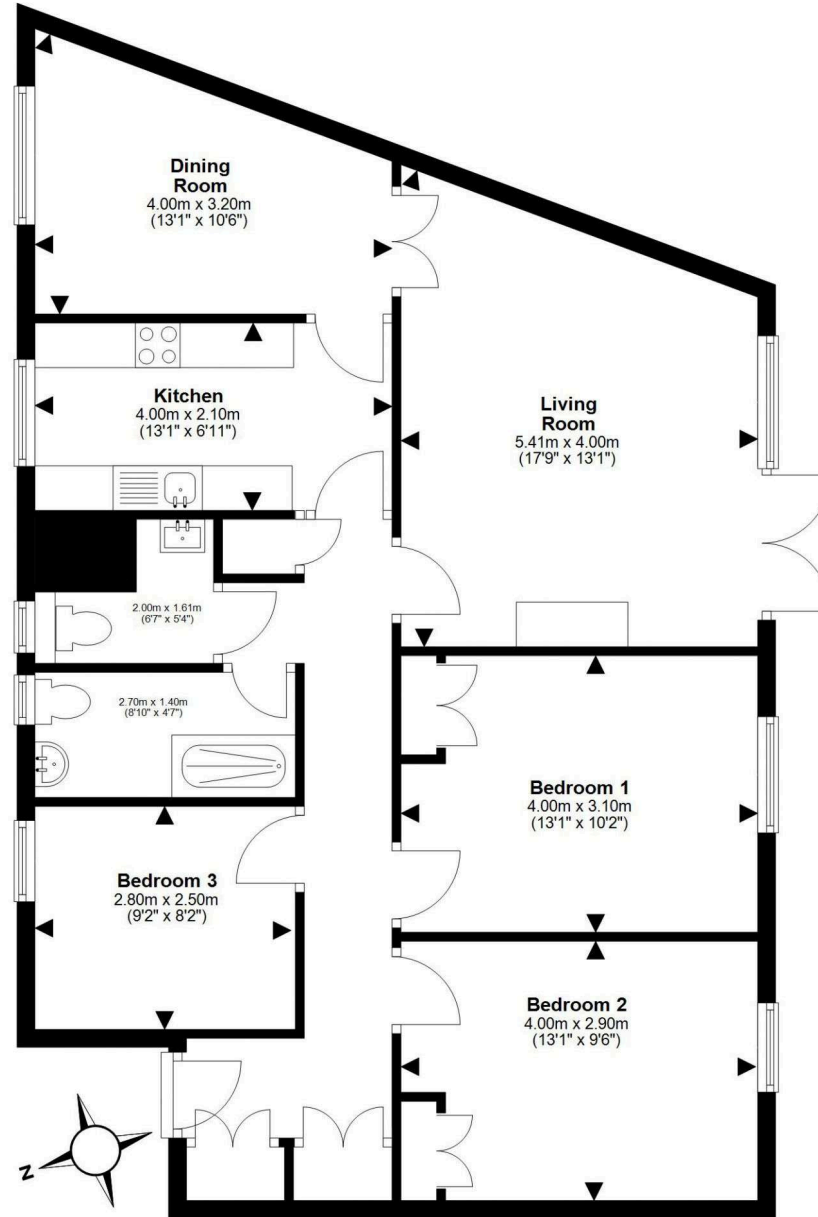
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Merchiston is a prosperous area, which lies to the south of the city centre. This highly regarded district is surrounded by the exclusive areas of Bruntsfield and Morningside, whilst the open expanses of Bruntsfield Links and the Meadows are within 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 Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

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