

COULTERS[©]

16/10 GRAY'S LOAN

MERCHISTON, EDINBURGH, EH10 5BS

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a desirable development in leafy Merchiston, this is a wonderful three bedroom flat presented in excellent condition. The property is expected to appeal to a variety of purchasers including families and downsizers thanks to its location being extremely peaceful, well-connected and close to excellent schooling. With the convenience of lift access, the flat is positioned on the second floor.

The sitting room, which is south facing, has a Juliette balcony and offers beautiful open views over the gardens and beyond. There is a modern kitchen with integrated appliances, solid oak worktops and sleek, handleless wall and floor mounted units offering excellent storage. The room offers ample space for dining furniture.

All three of the bedrooms are good sized doubles with integrated wardrobes, and bedroom one has a stylish, fully tiled en suite with corner shower. In a coordinating finish, the main bathroom has a bath with overhead shower.


There are two handy storage cupboards off the hall, with the largest housing the washing machine and tumble dryer.

KEY FEATURES

 Second floor flat with lovely open outlook

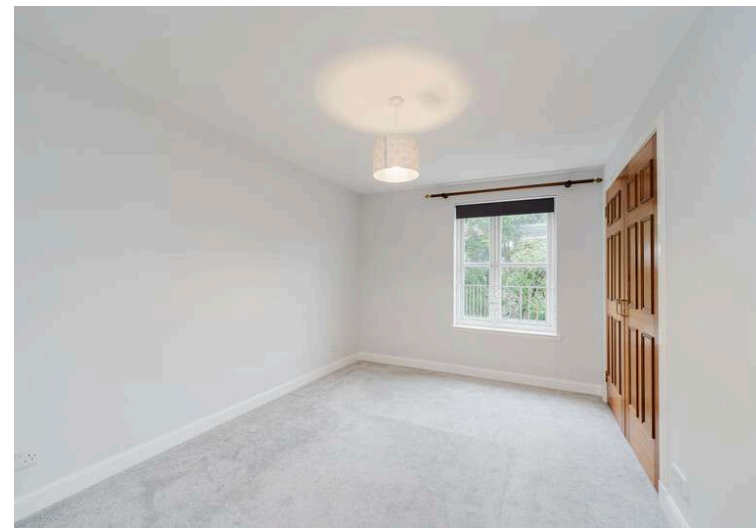
 Lift access

 Delightful communal gardens

 Three double bedrooms, two bathrooms

 Covered, allocated parking space

 Close to excellent schools and universities



Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout. The factor for the development is Charles White and the annual service charges are approximately £1,700 which includes buildings insurance.

The delightful shared garden, which is level and fully enclosed, is directly south facing and features a manicured lawn, seating area, mature trees and borders. A covered, allocated parking space is available within the residents' car park and there is also visitors parking.





THE LOCAL AREA

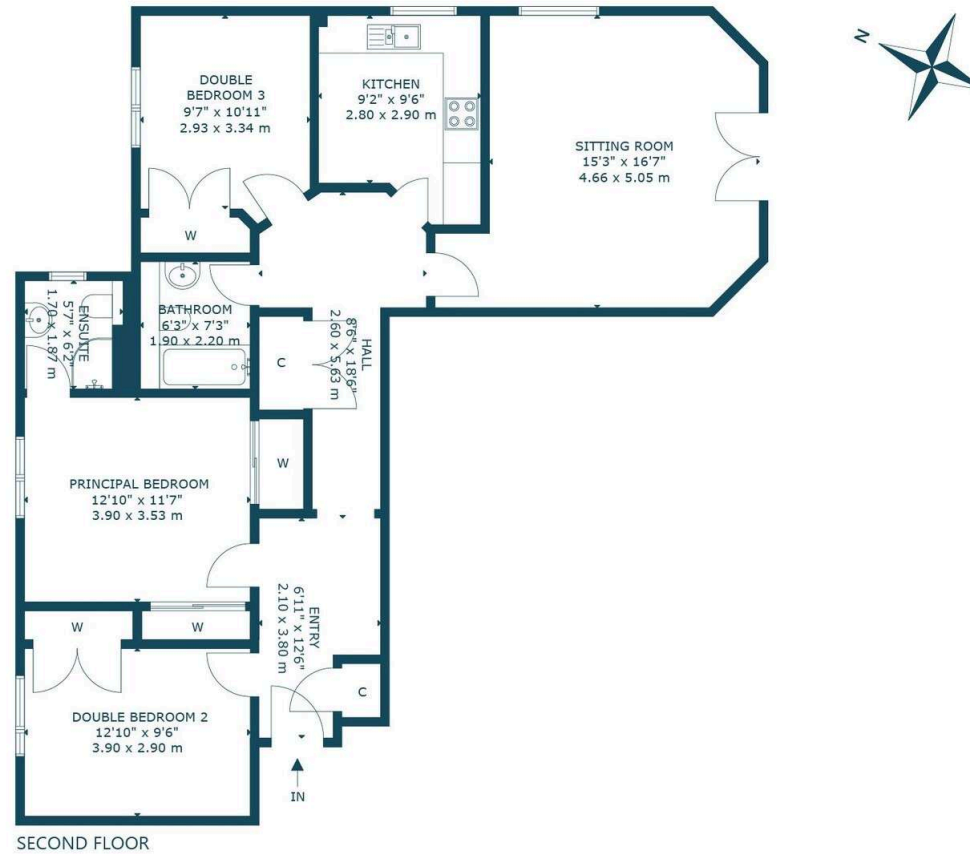
Beloved for its leafy streets, magnificent gardens and grand villas, the highly desirable residential suburb of Merchiston enjoys a tranquil setting southwest of the city centre. The area is served by an excellent range of local services and amenities, especially in neighbouring Bruntsfield and Morningside, where you will find an unrivalled selection of local and independent retailers, a thriving café culture and some of the city's favourite evening hotspots. Morningside also boasts a Waitrose and an M&S Food, as well as a boutique cinema and theatre. The picturesque Union Canal and Harrison Park are both closeby and offer a pleasant opportunity for a leisurely stroll. The property sits just a short distance from George Watson's College and Edinburgh Napier University Merchiston campus.

Merchiston boasts fantastic public transport links across the city and beyond, and Haymarket's transport hub provides train and tram links across the city, to Edinburgh Airport and further afield. The area also enjoys swift and easy access to the City Bypass and the M8/M9 motorway network.

EXTRAS

All curtains, blinds, light fittings, fitted flooring, washing machine, tumble dryer and integrated appliances are included in the sale price.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,128 SQ FT / 115 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.