

COULTERS[©]

FLAT 3, 9 DORSET PLACE

MERCHISTON, EDINBURGH, EH11 1JQ

 2 BED  BATH  PUBLIC



TAKE A LOOK INSIDE

Flat 3, 9 Dorset Place is a bright, spacious and well presented 2-bedroom flat located adjacent to the Union Canal. There are excellent amenities in the vicinity and the Canal provides easy access to the city centre by bike or foot.

The flat is situated on the first floor of a modern apartment block with a secured door entry phone system.

Externally there are communal grounds and an allocated parking space.

KEY FEATURES



Bright, spacious and well presented first floor flat.



Two double bedrooms, one with ensuite showerroom.



Established development with shared grounds.



Allocated parking space.



Superb location beside the Union Canal.



Double glazing throughout and electric heating.

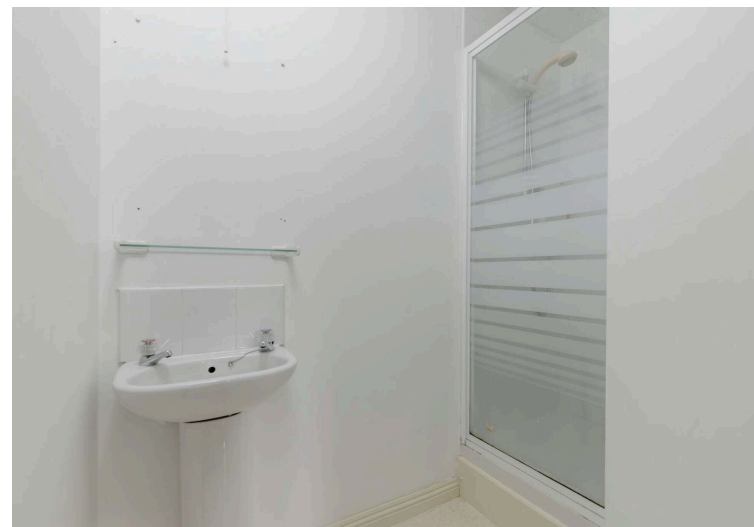


EPC Rating - D



Council Tax Band - D





The accommodation comprises - wide entrance hall with two storage cupboards; large sitting/dining room with bay window; modern fitted kitchen with appliances; principal bedroom with en-suite shower room and fitted wardrobe; double bedroom 2 with fitted wardrobe; and contemporary shower room.

Double glazing is fitted throughout and the property has electric storage heaters.





THE LOCAL AREA

Merchiston is a much respected residential area lying approximately two miles south of Edinburgh's city centre.

The area is typified by traditional flats and villas and is bordered by the areas of Polwarth, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services.

Local amenities are varied and include a number of fashionable bars and cafes, with further facilities, including a cinema and gym, available at Fountain Park Leisure Complex. Tollcross and the City Centre are also close by and can be accessed by foot or bike via the Canal walkway. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.

EXTRAS

All fitted carpets and blinds are included in the sale price as are the hob, oven, fridge/freezer and washer/dryer. Some other items of furniture may be available separately.

Please note, the ensuite electric shower is not working.

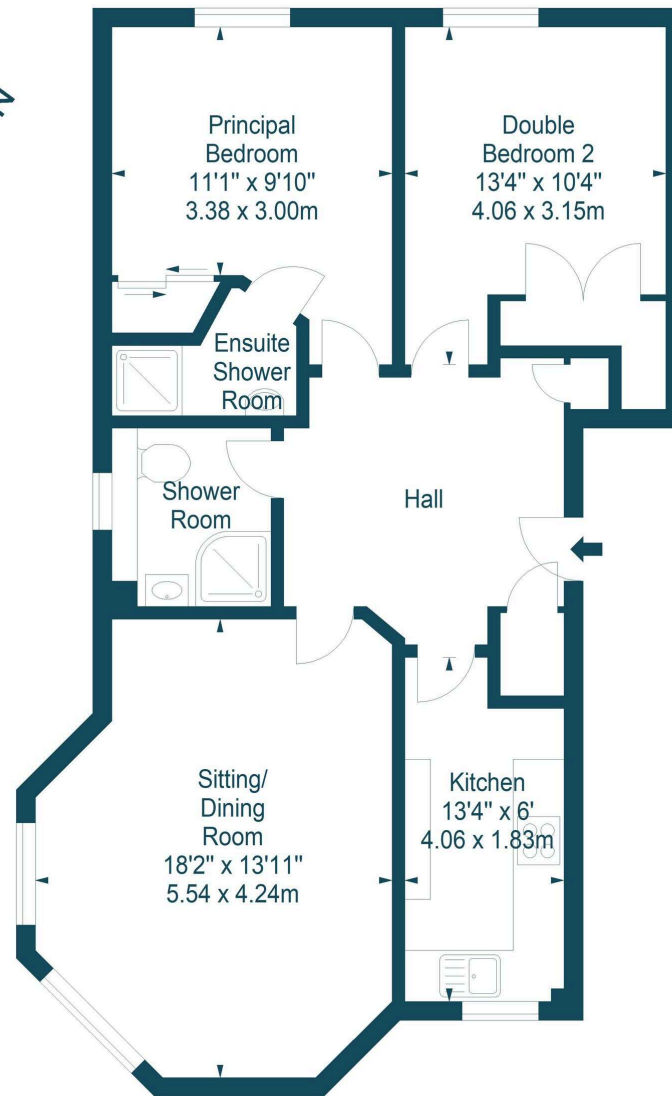




**Dorset Place,
Edinburgh, EH11 1JQ**



Approx. Gross Internal Area
792 Sq Ft - 73.58 Sq M
For identification only. Not to scale.
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First Floor

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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.