



COULTERS[©]

7 THE LIMES, NAPIER ROAD

MERCHISTON, EDINBURGH, EH10 5DL

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Superbly situated in the leafy, highly sought after area of Merchiston, this ground floor flat forms part of an established development. The property has been thoughtfully refurbished by the current owners to create an impressive, highly desirable home, filled with contemporary fixtures and fittings.

The gorgeous south east facing sitting room is filled with natural light provided by a window and the large glazed door that opens onto the private patio.

KEY FEATURES



Stunning, stylish ground floor flat with private patio.



Three beautiful double bedrooms plus a separate study.



Well tended landscaped communal grounds.



Garage and residents' parking.



Located in the sought after area of Merchiston.



In catchment for excellent local schools and close to local amenities.



EPC Rating - F



Council Tax Band - E





Fitted with wall and base mounted cabinetry the stylish kitchen, the integrated appliances comprise; electric hob, oven, extractor hood, dishwasher and fridge. There is ample space for a table and chairs.

The sumptuous master bedroom boasts generous fitted wardrobes, whilst two large picture windows offer a lovely, secluded outlook to the rear. There are two further double bedrooms and a bright modern shower room with a large walk-in shower, WC and wash hand basin.

The property has a single garage and has use of the residents parking. Permit holder parking is also available on the street outside.





THE LOCAL AREA

Merchiston is a prestigious residential area situated to the South of the City Centre. Bruntsfield and Morningside lie close by, both of which are renowned for their excellent variety of local shops, eateries and amenities such as, Montpeliers, Project Coffee and The Chophouse. There are various open spaces that provide an outlet for recreational and leisure activities in the area that are known as Bruntsfield Links and the Meadows. Additionally, The Kings Theatre, Church Hill Theatre and the Dominion Cinema provide theatrical entertainment and showcase the arts to those nearby. There is excellent schooling in the area and the property falls in the catchment areas for Bruntsfield Primary School, St Peters RC Primary School, Boroughmuir High School and St Thomas of Aquin's RC High School. The home is also within walking distance of George Watson's College. Regular bus services run throughout the area, allow access to surrounding neighbourhoods and the City Centre.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The factors are Trinity Factors and the annual factoring fee is approximately £1,2000 including buildings insurance, plus occasional repair levies as required.

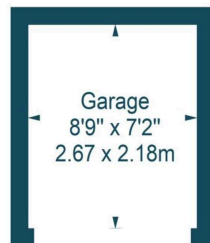
HOME REPORT VALUATION: £435,000



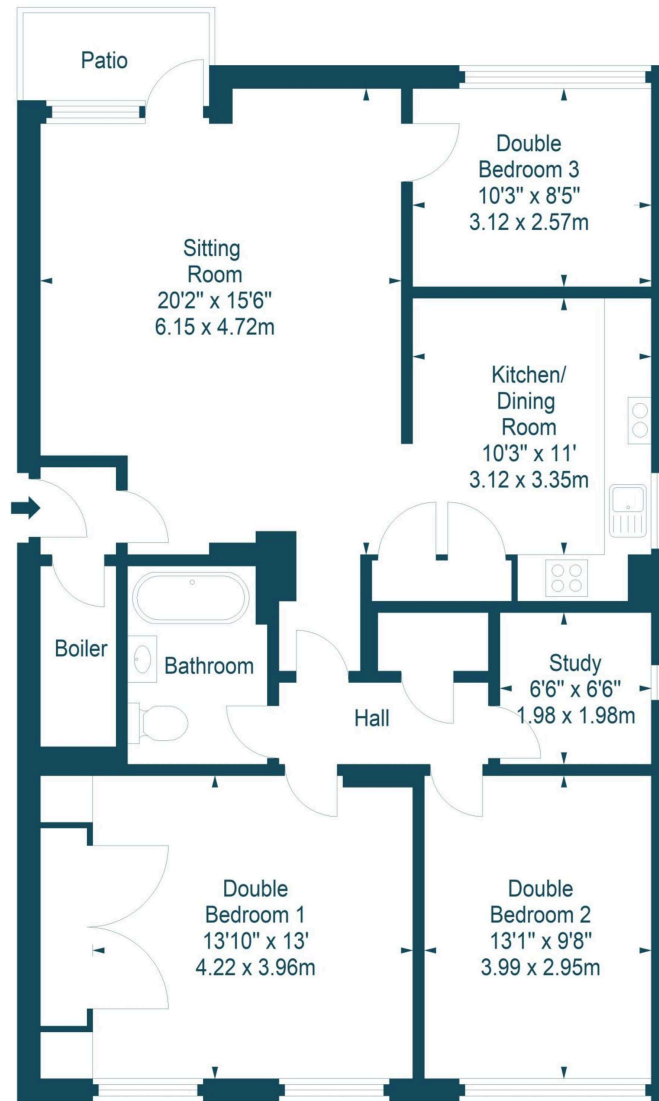
**The Limes,
Napier Road,
Edinburgh,
Midlothian, EH10 5DL**



Approx. Gross Internal Area
1103 Sq Ft - 102.47 Sq M
Garage
63 Sq Ft - 5.85 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Ground 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.