










Solicitors & Estate Agents



26 GF Merchiston Avenue

Merchiston | Edinburgh | EH10 4NZ

A stylish and well-proportioned ground floor conversion enjoying a superb location close to the banks of the union canal and the high amenity areas of Morningside, Bruntsfield and Polwarth.

-  1 bedroom
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Communal gardens
-  EPC rating – F
-  Council tax band- B



Description

Internally the flat has been tastefully decorated in contemporary neutral tones throughout and offers well laid out accommodation perfect for the first time buyer or those looking for a pied-de-terre or investment property.

The space is accessed via secure communal entry and briefly comprises: entrance hallway with built-in storage, spacious reception room with high ceilings, attractive cornice work, wood flooring and shutters, well equipped kitchen which has been fitted with a variety of wood base and wall mounted units with coordinated worktops, splash tiling and a range of appliances, generously sized double bedroom with cornice, shutters and carpeted floor, and en-suite bathroom with over-bath shower, splash screen and tiling.



Extras

All fixtures, fittings, integrated appliances, light fittings and floor coverings will be included.

Gardens and Parking

There is a substantial, well maintained communal garden to the rear of the building which has been laid to lawn with drying facilities, planted beds and mature trees. On-street permit parking is available on Merchiston Avenue and some of the neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).



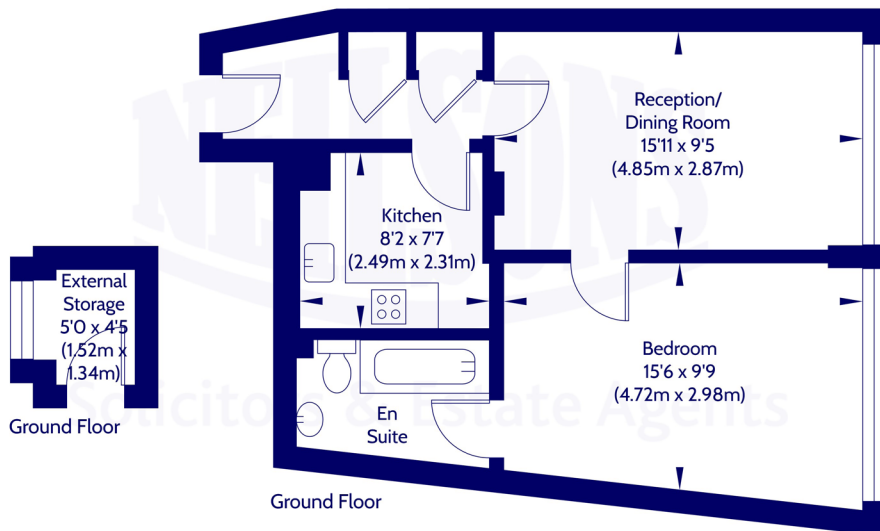


Location

The property forms part of the reputable residential district of Merchiston, lying approx. two miles south west of Edinburgh's City Centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Polwarth, Bruntsfield and Morningside providing a more extensive range of specialised shops and services including a Marks & Spencer's and Waitrose. Frequent bus services pass by linking the city centre and surrounding areas and the City Bypass, Edinburgh Airport and motorway networks are all within easy reach. Leisure facilities within the area include The Fountain Park complex, with a multi-screen cinema, Nuffield gym and bowling alley. The cosmopolitan Edinburgh Quay is also easily accessible hosting a variety of bars, bistros and restaurants. The property is also close to Harrison Park, Bruntsfield Links and the Water of Leith Walkway and the area is ideal for those connected with Napier and Edinburgh Universities. Schools within the area are well represented at both the public and private sectors and the city's financial core is just a brief bus drive away



Approx. Gross Internal Floor Area 45 Sq M / 482 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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