



Flat 7, 6 Dorset Place

MERCHISTON, EDINBURGH, EH11 1JP



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Property Summary

This one-bedroom second-floor flat is set within the highly desirable area of Merchiston, enjoying a prime position directly beside the scenic Union Canal, with leafy towpath walks, cycling routes, and tranquil waterside views on the doorstep. The location offers a peaceful residential feel while remaining exceptionally well connected, with local cafés, shops, and transport links nearby, and Edinburgh city centre within easy reach. The flat opens to a welcoming hall with two storage cupboards, a spacious living and dining room with canal views, a modern galley kitchen, a sunny double bedroom, and a bathroom with an overhead shower and wall-hung vanity storage. Further benefits include a secure phone entry, shared grounds, and private, allocated parking.

Extras

Extras: All fitted floor and window coverings and light fittings are included in the sale.

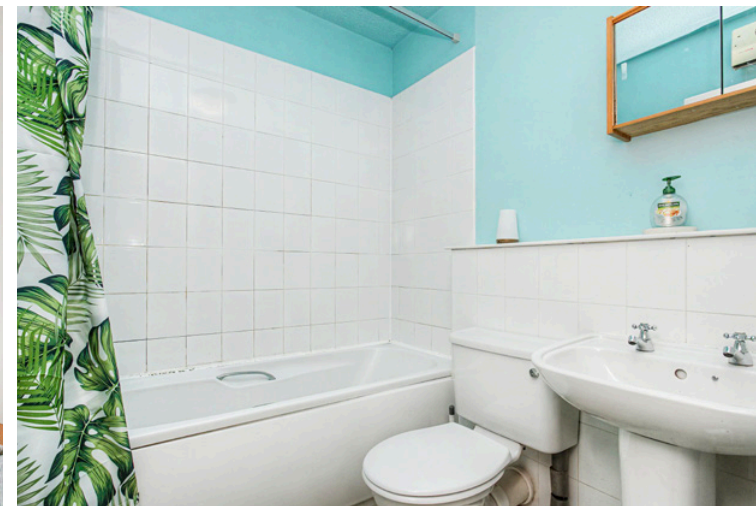
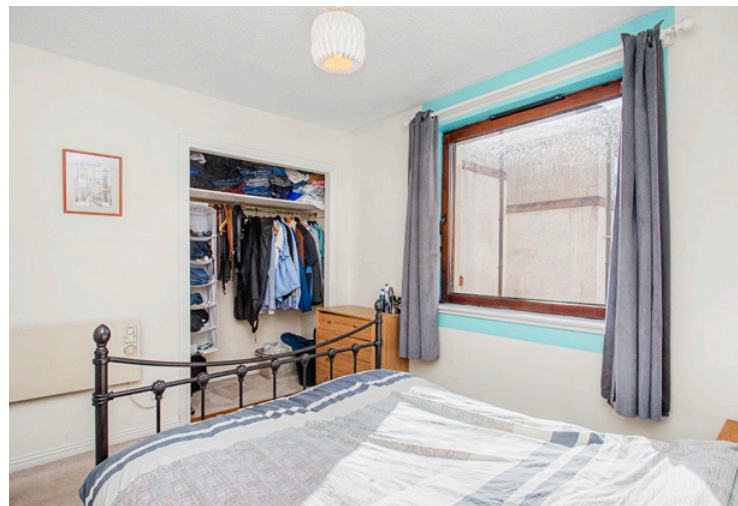
Features

- Second-floor flat in Merchiston
 - Sought-after location beside the Union Canal.
 - Secure phone entry and communal stairwell
 - Entrance hall with two storage cupboards
 - Spacious living and dining room with scenic views
 - Modern galley-style kitchen
 - Sunny double bedroom
 - Bathroom with a shower-over-bath
 - Communal garden
 - Private allocated parking
 - Electric heating and double glazing
 - Home Report value - £205,000
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Spacious living and dining room with scenic views Modern galley-style kitchen





Floorplan

