



28/3 Merchiston Gardens
Merchiston, EH10 5DD

deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- Three Double Bedrooms
- W.C. Apartment
- Shower Room
- Communal Front & Rear Gardens
- Garage
- Double Glazing & GCH
- EPC Rating – C



Situated in a peaceful setting, this light and airy second-floor flat is located in the highly sought-after area of Merchiston. The property is ideally positioned within easy reach of a wide range of local amenities, including shops, cafés, bars, and restaurants, with the popular Morningside Road just a short distance away. The property has excellent public transport links to the city centre and surrounding areas, and the city bypass is easily accessible. The accommodation comprises a welcoming entrance hallway, bright and spacious living room with direct access to balcony, separate kitchen, W.C. apartment, three generously sized double bedrooms and a shower room. Externally, there are well-maintained communal gardens to the front and rear of the property. The property features double glazing and gas central heating with a garage and residents carpark which provides off-street parking. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



**Merchiston Gardens,
Edinburgh,
Midlothian, EH10 5DD**



Approx. Gross Internal Area

1077 Sq Ft - 100.05 Sq M

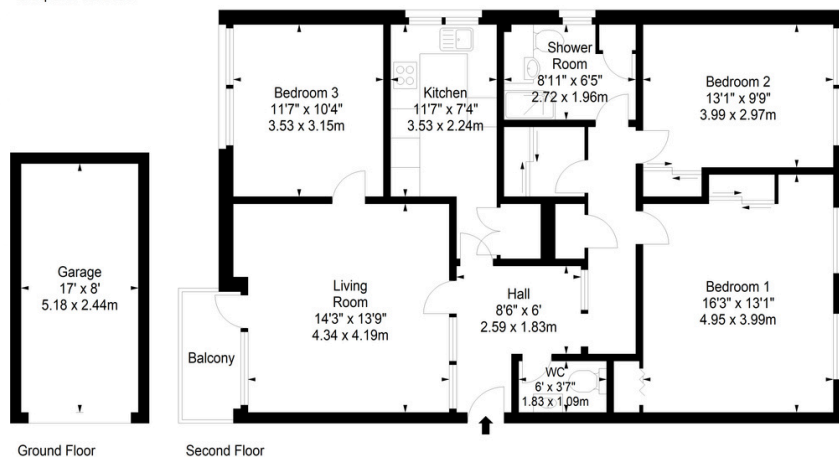
Garage

Approx. Gross Internal Area

136 Sq Ft - 12.63 Sq M

For identification only. Not to scale.

© SquareFoot 2026



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk