



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

28/1 MERCHISTON GARDENS

MERCHISTON, EDINBURGH
EH10 5DD



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VIEWINGS: BY APPOINTMENT
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Property Summary

Set within a well-maintained development in desirable Merchiston, this ground-floor flat offers generous proportions and excellent potential. The bright living and dining space enjoys a dual aspect and direct access to a private balcony overlooking landscaped communal gardens, while a separate kitchen is fitted with contemporary cabinets and integrated appliances. Two spacious double bedrooms provide flexible accommodation, served by a modern shower room. The property would now benefit from some cosmetic upgrading, presenting an appealing opportunity to create a personalised home in a sought-after city location, close to Bruntsfield, Morningside, and excellent transport links into the city centre.

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

Features

- Two bedroom ground-floor flat
- Prime Merchiston address, close to Bruntsfield and Morningside
- Bright, spacious living and dining room
- Dual-aspect reception space with excellent natural light
- Private balcony with leafy garden outlook
- Separate fitted kitchen with integrated appliances
- Two well-proportioned double bedrooms
- Contemporary shower room with modern tiling
- Generous hall with storage
- Gas central heating and double glazing
- Landscaped communal gardens
- Secure, detached single garage
- Home Report Value - £300,000





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Dual-aspect reception space with excellent natural light and a private balcony with leafy garden





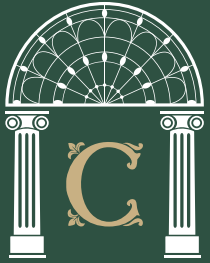


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Two well-proportioned double bedrooms and a contemporary shower room







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74 ST STEPHEN STREET
EDINBURGH, EH3 5AQ

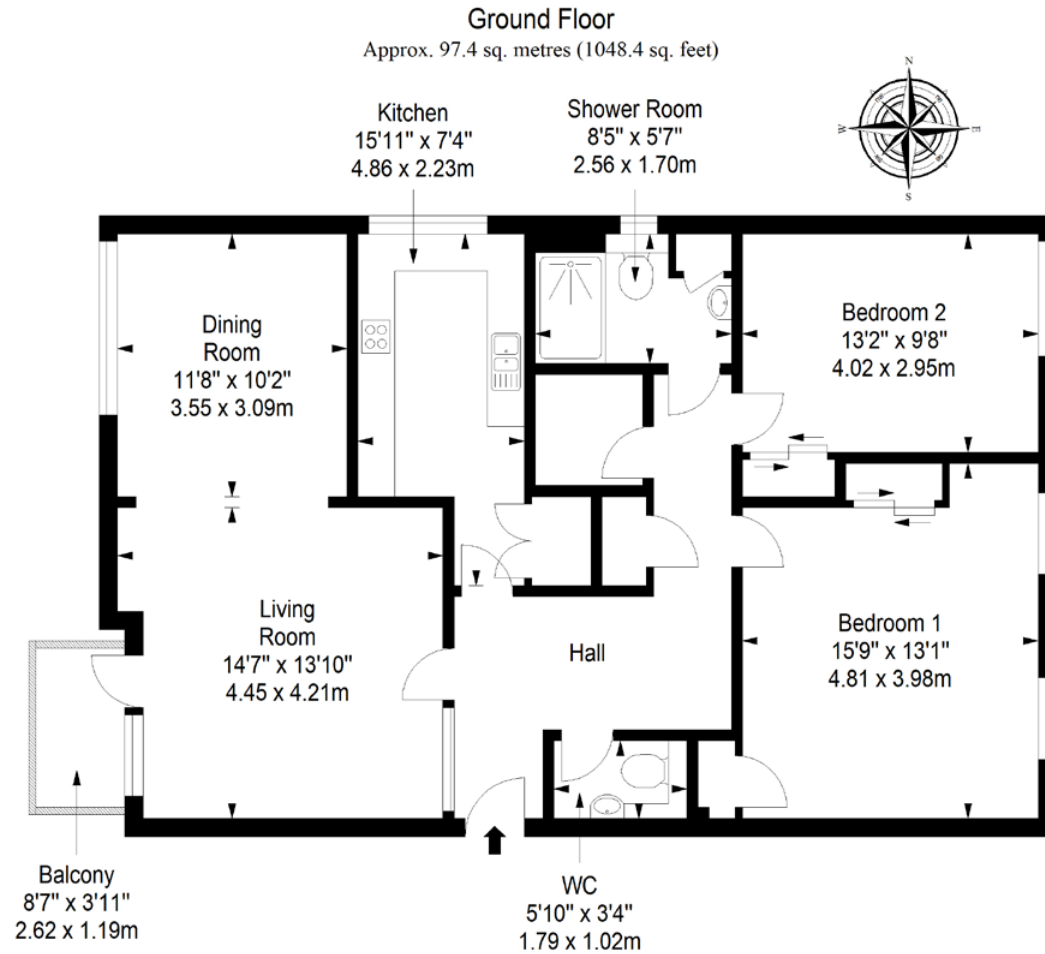
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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Total area: approx. 97.4 sq. metres (1048.4 sq. feet)