



27 (2F1) Merchiston Crescent

Merchiston, Edinburgh, EH10 5AJ



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Spacious 3-bedroom Merchiston flat with study, dining kitchen, near excellent schools.

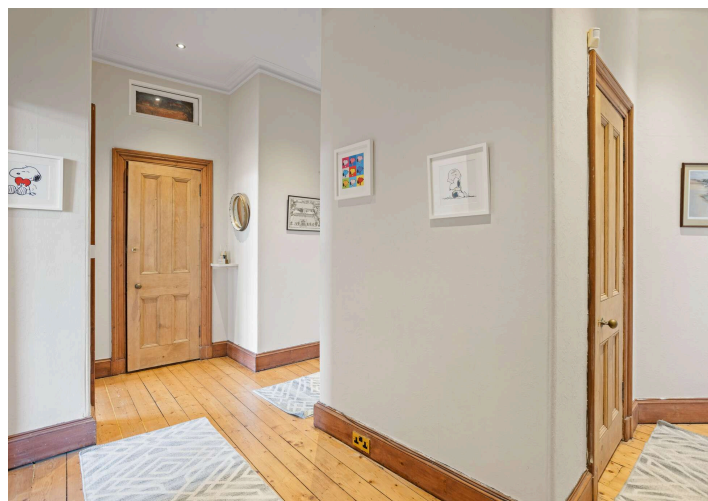
- Bay windowed sitting room
- Kitchen/dining room
- Utility room
- 3 double bedrooms
- Box room/study
- Shower room with 3 piece suite
- Excellent location close to amenities
- Flexible accommodation
- Well presented and in move in condition
- Gas central heating & partial double glazing

Offers Over:

£540,000



Further information can be found in the home report.



About the Property

Set within the highly sought-after Merchiston area, this impressive three-bedroom second floor flat offers spacious and flexible accommodation, ideally suited to professionals, families and those seeking a prestigious Edinburgh address. Located close to excellent state & private schooling and close to a superb range of amenities, the property combines traditional charm with generous proportions throughout.

The accommodation comprises a magnificent bay-windowed sitting room, a bright and spacious dining kitchen with adjoining utility room, three well-proportioned double bedrooms, a stylish shower room and a versatile box room, ideal as a home office or study. Excellent storage is provided by several built-in cupboards, while the practical layout offers flexibility for modern living.

Extras

To include all fitted floor coverings, carpets, curtains, curtain poles & blinds in addition to the white goods within the kitchen & utility room - fridge/freezer, washing machine, dishwasher, oven, hob & cooker hood.

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📍 Location

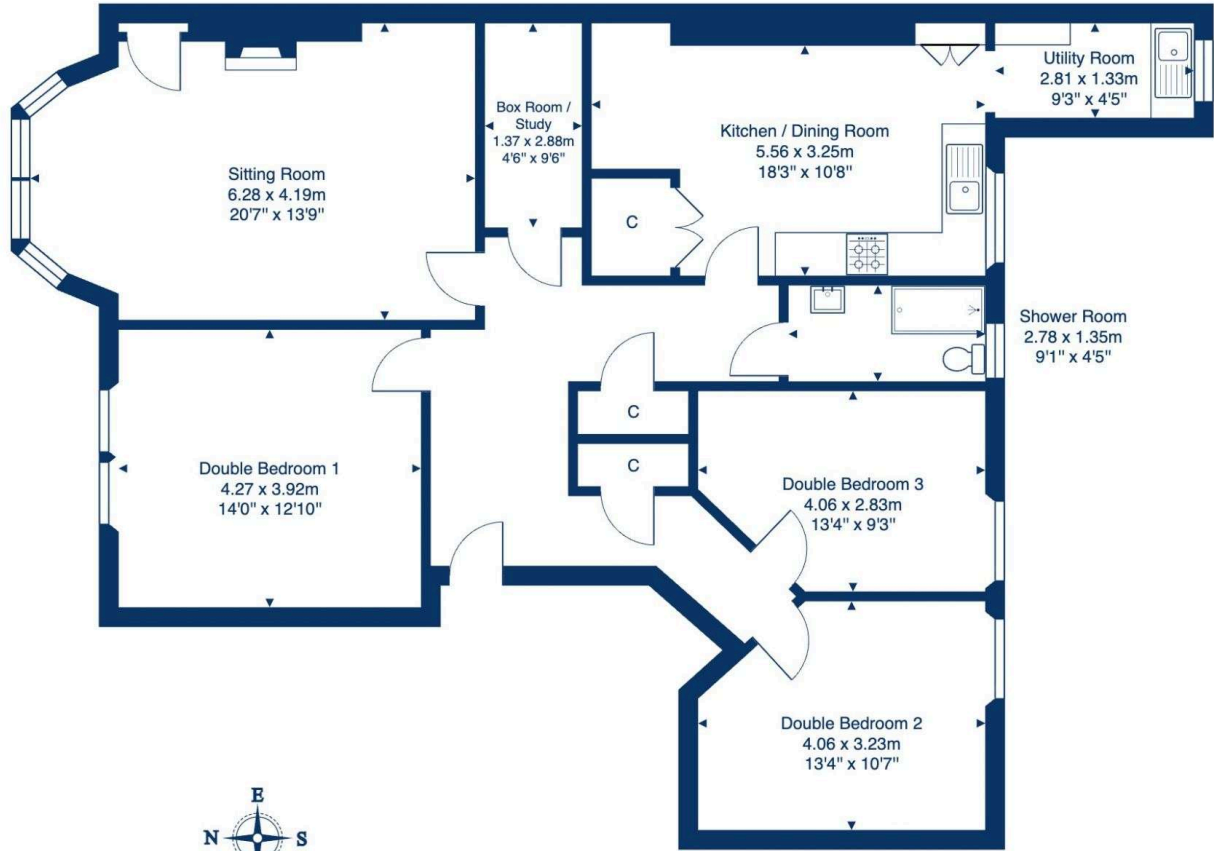
The highly coveted residential area of Merchiston is characterised by broad tree-lined avenues and substantial properties set within large gardens. The local amenities of Bruntsfield and Morningside are close at hand and offer an extensive range of convenience shops, restaurants and bars, banks, post offices and supermarkets. Edinburgh and Napier Universities are also close by. The wide-open spaces of Bruntsfield Links, The Meadows and the Union Canal Walkway are all close to hand with Blackford Hill and the Hermitage of Braid just a few minutes drive away. Furthermore, there is easy access via the City Bypass to Edinburgh International Airport, Queensferry Crossing and the national motorway network. Excellent schooling is represented in both the state and private sector.





Floor Plan

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Second Floor

Total Area: 118.3 m² ... 1273 ft²

All measurements are approximate and for display purposes only.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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