



Offers Over

**£270,000**

## 7/3 Dorset Place

Merchiston | Edinburgh | EH11 1JP

Rarely available two-bedroom first-floor flat forming part of a well-kept residential development in the highly sought-after Merchiston area. Offering swift access to the city centre while being close to a fantastic range of amenities and commuting links, the property is ideally suited to young couples and professionals.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Allocated parking
-  EPC Band - D
-  Council Tax Band - D



## Description

The accommodation is entered via a welcoming entrance hallway with excellent storage provisions provided by two generous cupboards. The bright and spacious south-facing lounge/diner enjoys a pleasant corner aspect, allowing an abundance of natural light throughout the day, and offers ample room for both lounge and dining furniture, creating an ideal space for relaxing or entertaining. The fully fitted kitchen is well laid out and includes a range of integrated and freestanding white goods, complemented by partial tiling in the splash areas for easy upkeep. Both bedrooms are comfortable double rooms, each benefiting from integrated wardrobes with sliding mirrored doors and ample space for freestanding furniture. The principal bedroom further enjoys the advantage of an en-suite shower room, finished with a combination of partial tiling and panelling and featuring a single shower cubicle. The main bathroom is fitted with a three-piece suite including a shower over the bath, partial tiling, and a heated towel rail.

Further benefits include electric heating, double glazing, secure door entry system.

Factor fees are payable of approximately £60 each month.



## Gardens & Parking

Forming part of an established development there are well-kept communal grounds with green spaces and mature trees and shrubs. For the car owner, there is an allocated private parking bay outside of the property.

## Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, and dishwasher, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Furniture can be included upon agreement.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

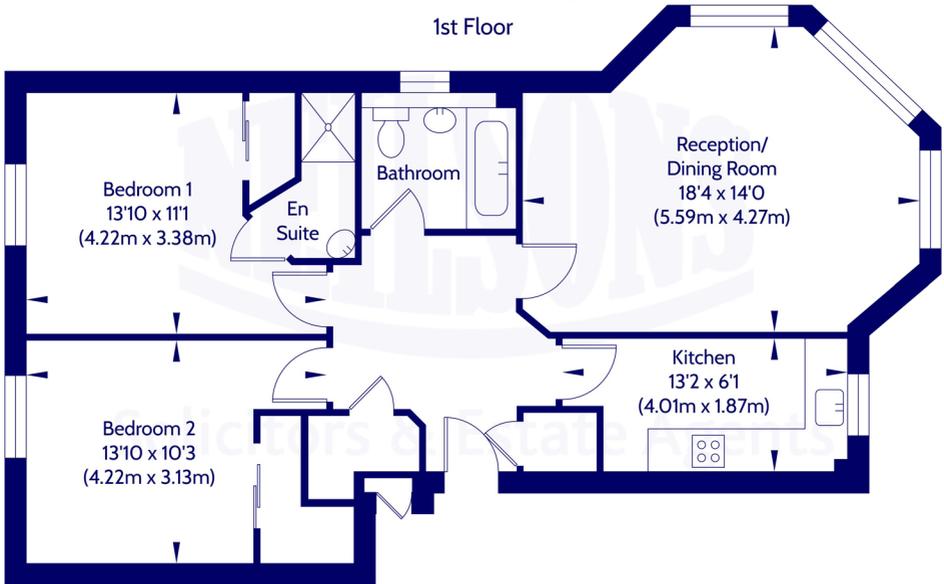
The property forms part of the reputable residential district of Merchiston, lying approx. 2 miles south west of Edinburgh's city centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Polwarth, Bruntsfield and Morningside provide a more extensive range of 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 72 Sq M / 780 Sq Ft.

1st Floor



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.



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