2b Merchiston Avenue

Merchiston, Edinburgh, EH10 4NU

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Excellent main door lower ground floor flat with 2 bedrooms & versatile private driveway

- Spacious sitting/dining room
- Modern breakfast kitchen
- 2 double bedrooms
- Family bathroom
- Utilty & excellent storage provision
- Private main door entrance
- Patio area & garden
- Highly sought-after convenient location
- Generous gated driveway/terrace
- Gas central heating

Offers Over:

£425,000

E D Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Situated within the highly sought-after Merchiston area, this rarely available lower ground floor apartment offers generously proportioned accommodation with the added benefit of its own private main door entrance.

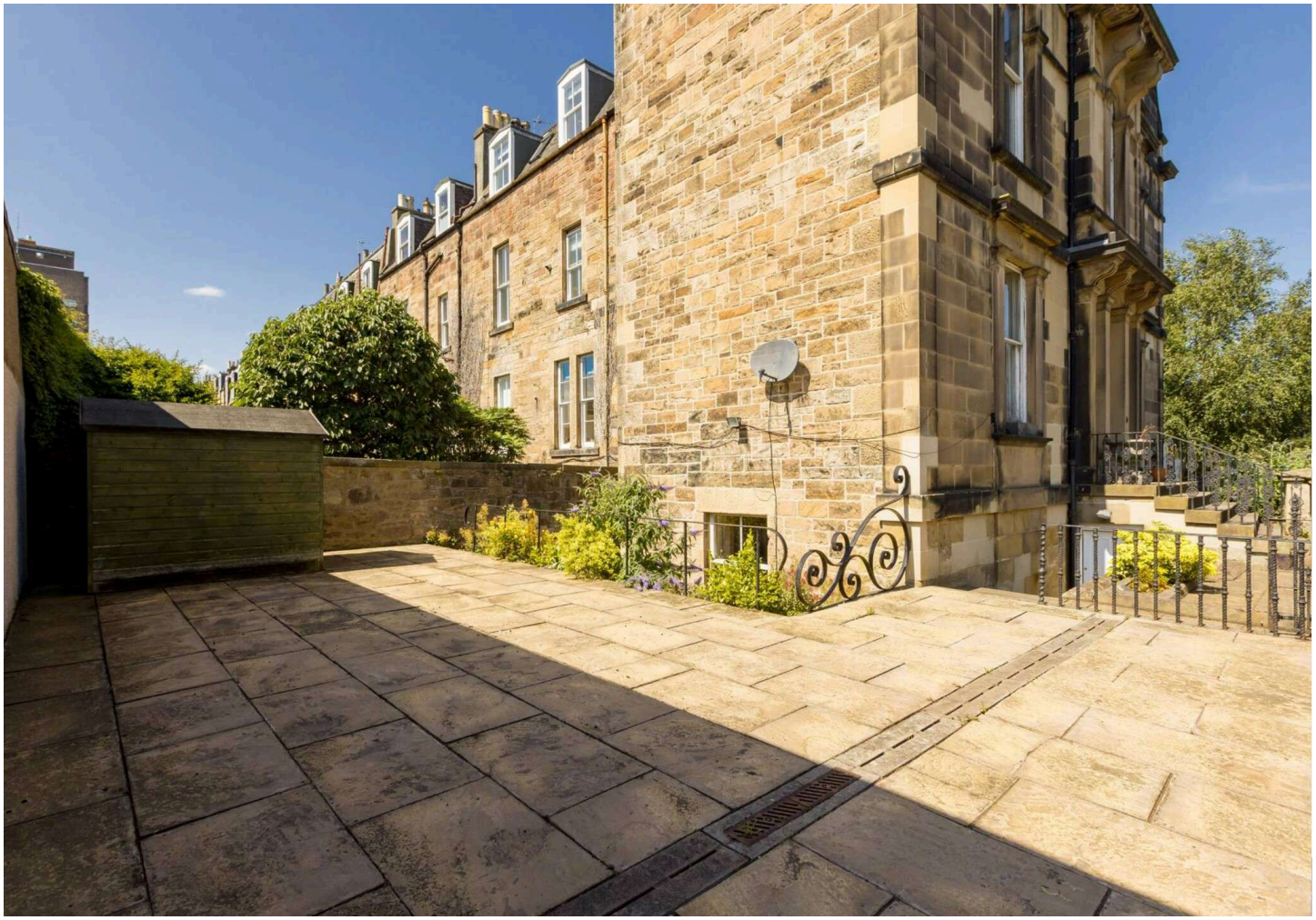
Perfectly combining period character with practical modern living, the property enjoys excellent storage, outdoor space and private off-street parking in one of Edinburgh's most desirable residential locations.

Externally, the property benefits from a substantial private driveway providing excellent off-street parking.

The property presents an excellent opportunity for a wide range of purchasers including families, professionals, downsizers and investors seeking a home within easy reach of the city centre, excellent local amenities and highly regarded schools.

Extras

All fitted floor coverings, blinds, curtains, light fittings, integrated - double oven, electric hob, slimline dishwasher, free-standing fridge along with washing machine and garden shed are included in the sale price. No warranties or guarantees will be given in relation to appliances.



Location

The highly coveted residential area of Merchiston is characterised by broad tree-lined avenues and substantial properties set within large gardens.

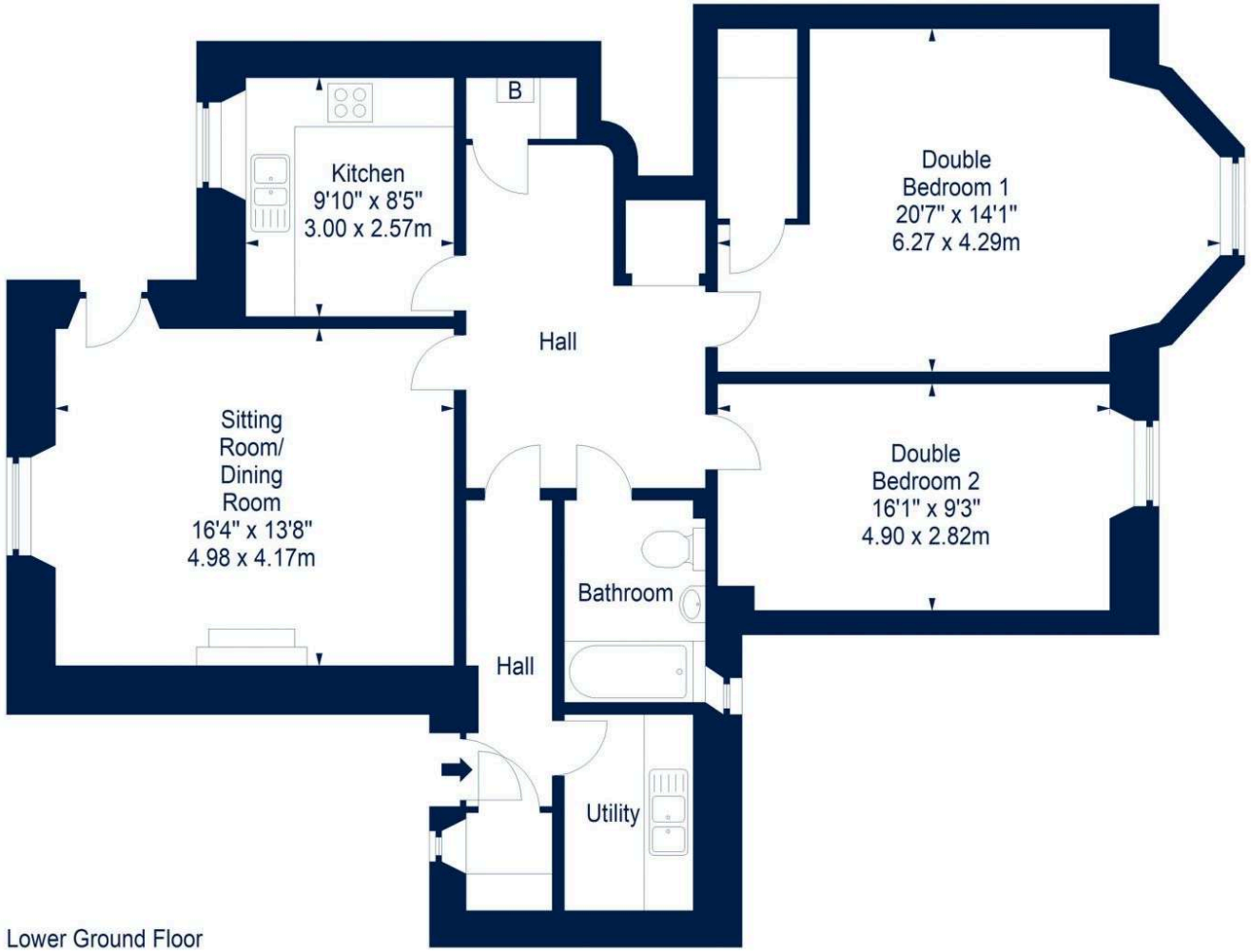
The local amenities of Bruntsfield and Morningside are close at hand and offer an extensive range of convenience shops, restaurants and bars, banks, post offices and supermarkets. Edinburgh and Napier Universities are also close by.

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

2B Merchiston Avenue, Edinburgh, Midlothian, EH10 4NU



Lower Ground Floor

SquareFoot

Flat - Approx. Gross Internal Area - 1065 Sq Ft - 98.94 Sq M

For identification only. Not to scale. © SquareFoot 2026

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