

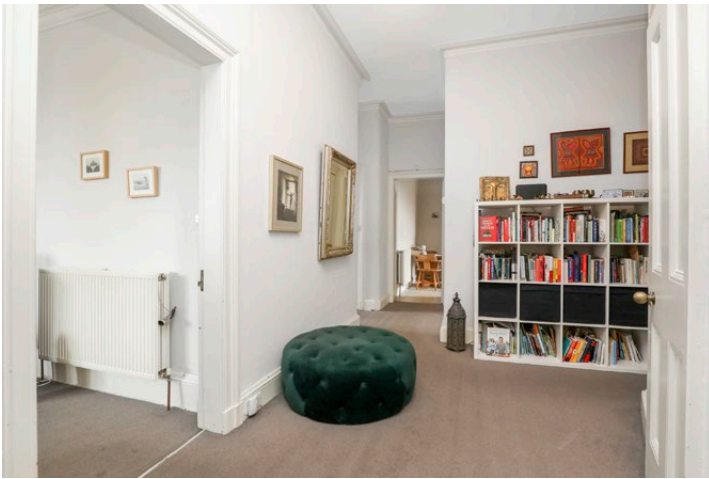
KILGOUR

PROPERTY



3 2F1 Merchiston Crescent, Edinburgh, EH10 5AL





- Spacious Living Room With Dining Area
- Separate Kitchen/Diner
- Utility Cupboard
- 4 Bedrooms
- Family Bathroom
- Gas Central Heating
- Communal Gardens
- Secure Entry System
- Sought After Location
- Council Tax – Band F
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

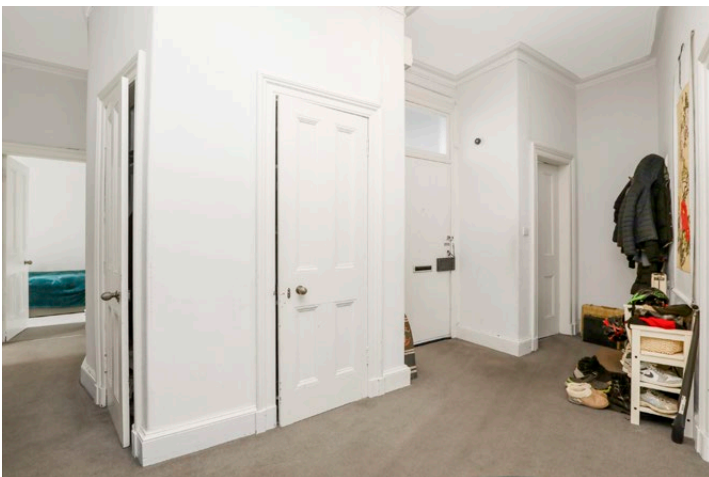
Description

An impressive four-bedroom second-floor flat forming part of a handsome traditional tenement on sought-after Merchiston Crescent. Offering generous, flexible accommodation with attractive period proportions, the property provides an excellent opportunity for families, professionals or investment buyers seeking a spacious home in one of Edinburgh's most desirable residential districts. The accommodation is arranged around a welcoming hallway and includes a bright living/dining room, separate kitchen/diner, four well-proportioned bedrooms and bathroom facilities.

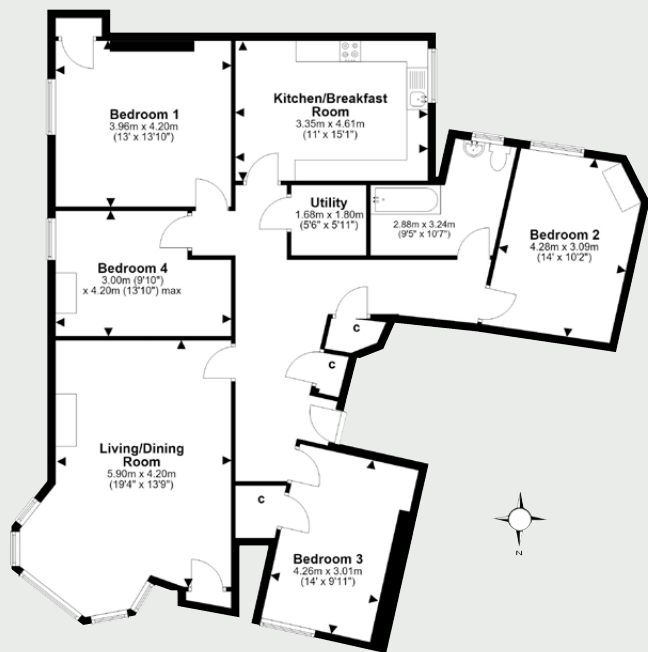
The property further benefits from gas central heating and access to well-maintained communal gardens, creating a comfortable city home with excellent everyday convenience.

Location

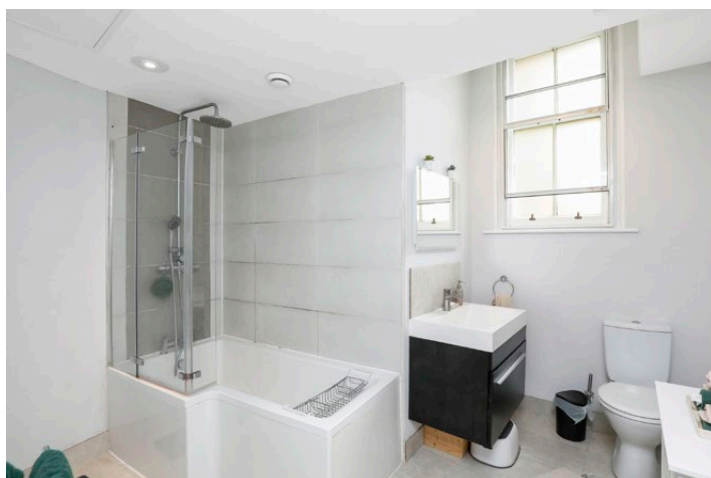
Merchiston is one of Edinburgh's most highly regarded residential areas, prized for its elegant period architecture, leafy streets and excellent access to local amenities. Merchiston Crescent is ideally placed for the vibrant shops, cafés, restaurants and everyday services of nearby Bruntsfield and Morningside, while the open green spaces of Bruntsfield Links and The Meadows are also within easy reach. The area is well served by regular bus routes into the city centre and beyond, with convenient access to Haymarket Station, the West End and the wider road network. A strong choice of schooling, independent schools and higher education facilities nearby further enhances the appeal of this sought-after location.



1  4  1  C  EPC BAND F  COUNCIL TAX BAND



Living/Dining Area	19'4 x 13'9	5.90 x 4.20m
Kitchen/Diner	15'1 x 11'0	4.61 x 3.35m
Bedroom 1	13'10 x 13'0	4.20 x 3.96m
Bedroom 2	14'0 x 10'2	4.28 x 3.09m
Bedroom 3	14'0 x 9'11	4.26 x 3.01m
Bedroom 4	13'10 x 9'10	4.20 x 3.00m
Bathroom	10'7 x 9'5	3.24 x 2.88m







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