



63 (1F1) MERCHISTON CRESCENT

Edinburgh EH10 5AQ



1

Public Room



3

Bedrooms



1

Bathroom



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Occupying the first floor of a handsome traditional tenement in sought-after Merchiston, this exceptionally spacious three-bedroom flat combines impressive proportions with charming period character. The accommodation is centred around a generous bay-windowed living and dining room with a fireplace, whilst a dining kitchen is supplemented by a separate utility room. Three bedrooms include a principal bedroom adjoining a versatile office, nursery, or dressing room, and there is also a useful study/box room. High ceilings, decorative cornicing, timber flooring, and sash-and-case windows enhance the interiors, with access to a beautifully leafy shared rear garden completing this appealing city home.







VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Three-bedroom first-floor traditional tenement flat
- Sought-after address in desirable Merchiston
- Impressive period proportions and character
- Accessed via a secure stairwell
- Welcoming hall with generous storage
- Bay-windowed living and formal dining room
- Well-appointed dining kitchen with utility room
- Three generous bedrooms
- Versatile office, nursery, or dressing room
- Useful study/box room and three-piece bathroom
- Gas central heating
- Beautifully leafy shared rear garden
- On-street parking regulated under Zone S3







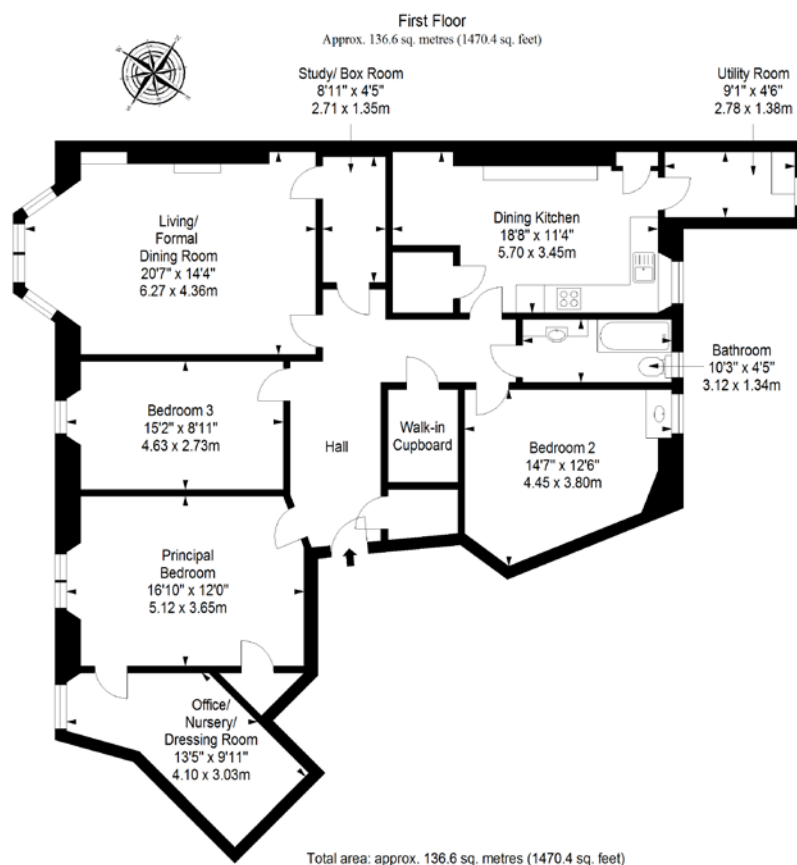


Extras: All fitted floor and window coverings and light fittings are included.



MERCHISTON, EDINBURGH

Beloved for its leafy streets, magnificent gardens and grand villas, the highly desirable residential suburb of Merchiston enjoys a tranquil setting southwest of the city centre. The area is served by an excellent range of local services and amenities, especially in neighbouring Bruntsfield and Morningside, where you will find an unrivalled selection of local and independent retailers, a thriving café culture, and some of the city's favourite evening hotspots. Morningside also boasts a Waitrose and an M&S, as well as a boutique cinema and theatre. When it comes to sport and fitness, residents of Merchiston have a choice of several gyms, sports centres and yoga studios right on their doorstep, or for those who prefer the great outdoors, why not take a relaxed stroll or cycle along the picturesque Union Canal or make the short journey to the majestic Pentland Hills Regional Park. Merchiston enjoys an excellent range of schools in both the public sector, and is very well placed for some of the most prestigious independent schools in Scotland, particularly Merchiston Castle School, George Watson's College and The Edinburgh Rudolf Steiner School. Merchiston boasts fantastic public transport links across the city and beyond, and Haymarket's transport hub offers links across the city and further afield. The area also enjoys swift and easy access to the City Bypass, Edinburgh Airport and the M8/M9 motorway network.



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