










Offers Over  
**£595,000**

## 39 3F2 Merchiston Crescent

Merchiston | Edinburgh | EH10 5AJ

An exceptionally appealing and generously proportioned top floor flat forming part of an elegant period terrace, located in the capital's desirable Merchiston area and boasting spectacular open views of Corstorphine Hill and Edinburgh Castle.

-  3 bedrooms plus study
-  2 public rooms
-  2 bathrooms
-  On-street permit parking
-  Shared garden
-  EPC rating – D
-  Council tax band- F



## Description

Internally the property is in pristine move-in condition with a luxury high spec finish throughout and a wealth of attractive period features. Offering spacious and highly flexible accommodation the flat would be well suited to young families and professional couples looking to future proof.

The property briefly comprises: welcoming hallway with built-in storage cupboard, generously sized bay fronted reception room with ornate cornice work/ceiling rose, sash and case double-glazed windows, attractive focal fireplace, and impressive open views over the surrounding area, versatile box room/study, spacious dining kitchen which has been fitted with a variety of sleek contemporary units, complete with coordinated worktops, ample dining space, a clothes pulley and a selection of high quality integrated appliances, useful utility room with sink and excellent additional storage, stylish modern shower room with wall mounted basin, under-floor heating, WC, and walk-in drench shower, two front facing double bedrooms with fresh neutral décor, an impressive open outlook and excellent storage, a rear facing double bedroom with a sunny south facing aspect, and luxury family bathroom with counter top basin and under-floor heating, bath, downlit display shelving and tiling to walls.



## Extras

All curtain poles, fitted carpets, blinds, and integrated appliances, dishwasher and washing machine will be included in the sale.

## Gardens and Parking

There is a well-kept walled garden to the rear, shared by all residents in the building. The garden has been laid primarily to lawn, with a variety of mature trees, shrubs and bushes and enjoys a bright south facing aspect. On-street permit is widely available on Merchiston Crescent and the neighbouring roads.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

The property forms part of the reputable residential district of Merchiston, lying approx. two 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 providing 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, the Meadows 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 119 Sq M / 1276 Sq Ft.

### 3rd Floor



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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