

MERCHISTON
26 ABBOTSFORD COURT
EH10 5EH



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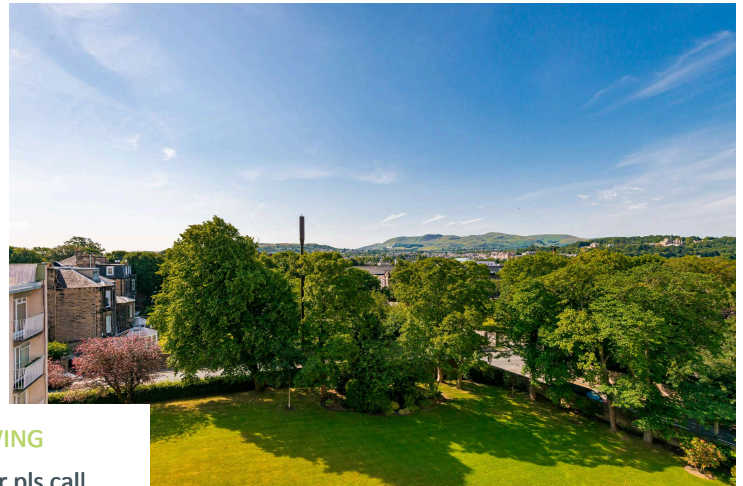
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EPC RATING: E

OFFERS OVER £350,000

PROPERTY DESCRIPTION

- Spacious hall with three storage cupboards
- Bright lounge facing south east with a balcony and lovely outlook over the landscaped gardens and trees to the Pentland Hills
- Dining room, a formal room to the rear with access from the lounge and the kitchen
- Generously sized kitchen with units and appliances, set to the rear
- large double bedroom to the front with built in wardrobes
- Bedroom 2, a small double to the rear, also ideal as a study/office
- Bathroom with lemon coloured bath and vanity basin
- Adjacent toilet with wc and wash hand basin
- Lock up Garage No. 26 is located in a row of similar lock ups to the rear of the building and accessed via a code operated barrier from South Ettrick Road
- The well maintained landscaped gardens are set to the front and side of this development with extensive grassy areas, flower beds, mature trees and shrubs
- James Gibb manages the development dealing with general maintenance, gardening, cleaning and lighting of stairs, lift maintenance, entryphone systems and so on. The charge for this service is currently approximately £200 per month and this includes block building insurance.



VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850





TOP FLOOR FLAT IN ATTRACTIVE MANAGED DEVELOPMENT IN EXCELLENT AREA NEEDING UPGRADED

With a lovely outlook, south east to the front over the trees and landscaped gardens to the Pentland Hills, this well laid out and spacious flat is ideal for a couple or a family and is now in need of modernisation and decoration to taste.

AREA

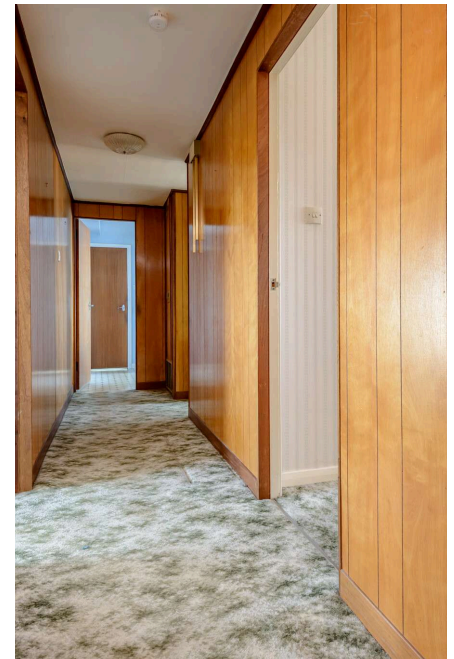
Merchiston is a highly desirable residential suburb to the southwest of the city centre, popular with families & young professionals. The property is walking distance to Morningside & Bruntsfield which offer a wide range of supermarkets (including Tesco, Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses just a short drive away. The property is also well placed for lots of walks and open spaces including Harrison Park, the Union Canal, Bruntsfield Links & the Meadows. Local schooling is well-renowned and the property is in the catchment for Bruntsfield & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. Edinburgh Napier University is also in the vicinity. There is easy access into the city centre via the numerous bus services, and out of town to the city bypass and the motorway network.

EXTRAS

The electric cooker, washing machine, tumble dryer and fridge/freezer are included in the sale.

HOME REPORT VALUATION

£365,000



Hall

Lounge

Dining room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

7.39m x 4.06m (24'3" x 13'4")

4.34m x 3.40m max (14'3" x 11'2")

4.27m x 2.11m (14' x 6'11")

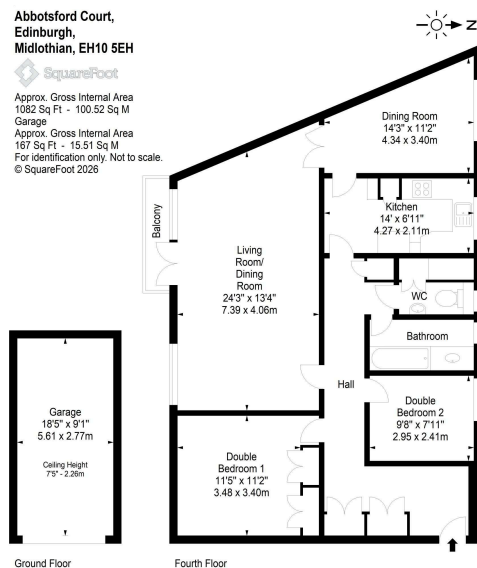
3.48m x 3.40m (11'5" x 11'2")

2.95m x 2.41m (9'8" x 7'11")

Abbotsford Court,
 Edinburgh,
 Midlothian, EH10 5EH



Approx. Gross Internal Area
 1082 Sq Ft - 100.52 Sq M
 Garage
 Approx. Gross Internal Area
 167 Sq Ft - 15.51 Sq M
 For identification only. Not to scale.
 © SquareFoot 2026



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

