

Flat 1, 2 Merchiston Avenue

Merchiston, Edinburgh, EH10 4NU

VMH ESTATE AGENTS







Stunning ground floor apartment in highly sought after location

- Spacious sitting/dining room
- Well-equipped breakfast kitchen
- Double bedroom with storage
- Bathroom with white suite
- Excellent storage throughout
- Stunning period features
- Working shutters (except bathroom)
- Highly sought-after location
- On-street permit parking
- Gas central heating

Offers Over :

£360,000

E D Freehold

Further information can be found in the home report.

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About the Property

Stunning bright and spacious ground floor apartment beautifully combining period character with modern living situated in the highly sought after Merchiston area, close to excellent local amenities and transport links.

The accommodation comprises an entrance hall leading to an exceptionally large sitting room with bay window, decorative cornicing and a wood burning stove, there is a dual aspect breakfasting kitchen, a generous double bedroom with walk-in wardrobe. All rooms benefit from working shutters (except bathroom) and there is a modern family bathroom and a fantastic level of storage throughout.

Externally there is on-street permit parking.

Extras

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

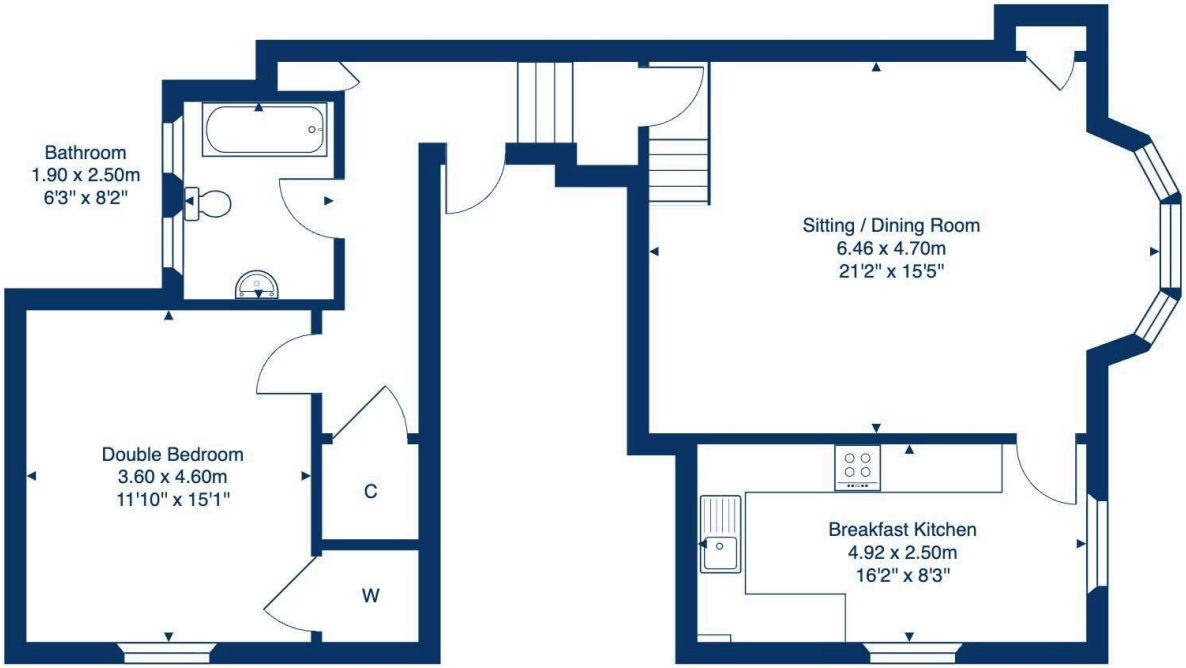






Floor Plan

2/1 Merchiston Avenue, Edinburgh, EH10 4NU



Ground Floor

Total Area: 74.3 m² ... 800 ft²

All measurements are approximate and for display purposes only.

N E W S

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.



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