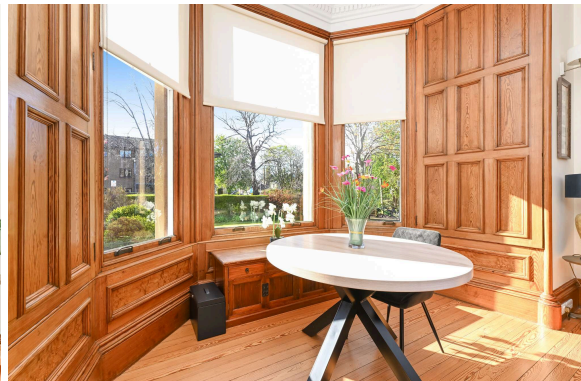




50/2 Spylaw Road,
MERCHISTON | EDINBURGH | EH10 5BL


warners
solicitors & estate agents



50/2 Spylaw Road, MERCHISTON | EDINBURGH | EH10 5BL

Absolutely stunning ground floor flat with allocated parking forming part of a former detached Victorian villa with direct access to beautifully maintained communal grounds, and located in prestigious Merchiston, south of Edinburgh City Centre with Bruntsfield and Morningside within walking distance. The property offers an effortless blend of traditional and contemporary features and has been upgraded to a high specification throughout which will suit a variety of purchasers, and comprises of an impressive welcoming common hallway, entrance vestibule, extremely spacious drawing/dining room allowing for an abundance of natural light via multiple refurbished sash and case panes and boasting beautiful traditional coving and ceiling decor, a feature fireplace with a recently installed gas stove, and bespoke work station. The bright dining kitchen has access to the south-westerly facing gardens, is fitted with floor and wall units, integrated appliances, and a fabulous range cooker., and there is a handy utility cupboard off. The generous bedroom suite benefits from a walk in wardrobe and en-suite shower room with mains shower and vanity sink unit, and a separate wc completes the accommodation. Further benefits are gas central heating, double glazing, refurbished sash and case windows and wood flooring, and externally, beautifully kept common grounds and allocated parking space.

- Beautifully presented ground floor flat with an effortless blend of traditional and contemporary
- Fitted dining kitchen with south-westerly facing communal garden
- Fantastic dual aspect drawing room with feature fireplace and bespoke work station
- Gas central heating & refurbished sash and case windows
- Generous double bedroom with walk in wardrobe and en-suite shower room with mains shower and vanity sink unit
- Allocated parking space

Council Tax: E , Energy Rating: D

No factor associated with this property

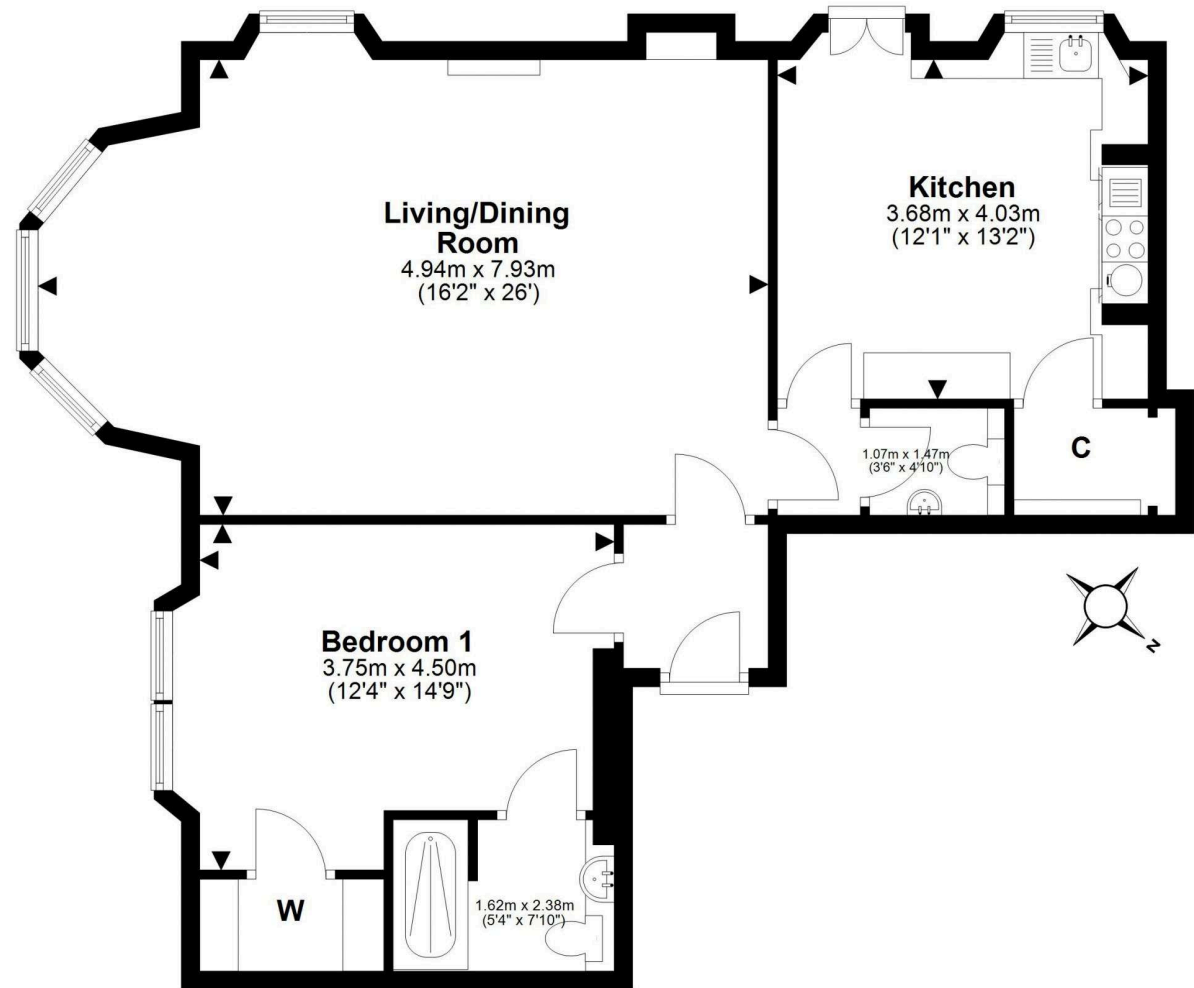
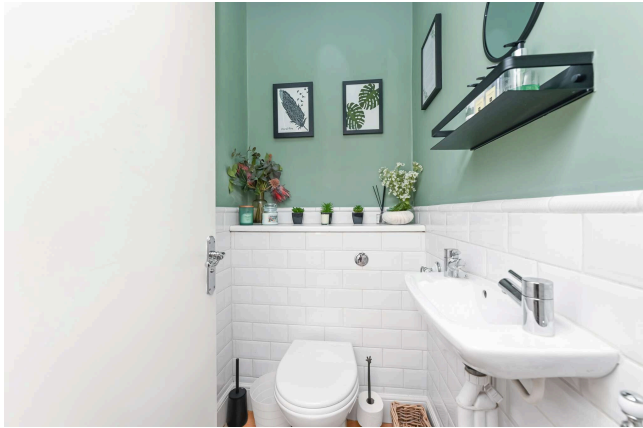
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, fridge, freezer, washer/dryer, and all blinds will be included in the sale. The range master can be negotiated separately at sale.

Merchiston is a prosperous area, which lies to the south of the city centre. This highly regarded district is surrounded by the exclusive areas of Bruntsfield and Morningside, whilst the open expanses of Bruntsfield Links and the Meadows are within easy reach. There is an abundance of bars, restaurants and cinemas, all within walking distance or only a short drive away. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst Edinburgh and Napier Universities are within easy reach. The city by-pass and main motorway networks are easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.