



Solicitors & Estate Agents



Offers Over

£435,000

4/5 Spylaw Road

Merchiston | Edinburgh | EH10 5BH

This impressive, three bedroom first-floor flat forms part of an exclusive, modern factored development in the highly desirable area of Merchiston. Set within delightful communal garden grounds and benefiting from a resident's parking and private garage, the property is ideally positioned within one of Edinburgh's most highly regarded residential districts, enjoying easy access to an excellent range of local amenities and superb transport links. The property also falls within the catchment area for the highly regarded Bruntsfield Primary School, further enhancing its appeal to families.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift
-  Garage and Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band – G



Description

The property is presented to the market in move-in condition and offers well-proportioned and stylish accommodation, excellent storage and affords an abundance of natural light by way of the south and west facing dual aspect. The property is accessed via a secure video entryphone system with automatic doors leading to the well-maintained communal entrance with lift and stair access to all floors. Internally, the generous accommodation comprises; welcoming hallway providing access to all rooms and benefiting from excellent storage including a cleverly designed utility room. The generously proportioned bay-windowed reception/dining room provides an impressive principal living and entertaining space, with ample room for both comfortable seating and a dining area. Enjoying a dual aspect with large windows allow plenty of natural light into the room, creating a bright and inviting environment. The modern fitted kitchen, which offers adequate space for breakfast table and chairs, provides a good range of wall and base units, offering excellent storage and preparation space. The kitchen comes complete with a built-in gas hob, electric oven and extractor hood with additional appliances included in the sale. There are three well-proportioned double bedrooms, providing excellent flexibility for families, guests or those requiring a home office. The principal bedroom benefits from a recently upgraded en-suite shower room with electric shower, while the remaining bedrooms are well served by a modern family bathroom, which comprises of a white three piece suite with mains shower over the bath. Further benefits include gas central heating with combi boiler, double glazed window units and interlinked smoke and heat detectors.



Extras

All fitted floor coverings, light fittings, curtains and blinds will be included in the sale together with the built-in hob/oven/hood, fridge freezer, dishwasher, washing machine and tumble dryer.

Gardens, Parking & Garage

Externally, the development is set within beautifully maintained communal garden grounds, providing residents with attractive shared outdoor space. There is also residents' parking within the development, together with the valuable addition of an allocated garage, Garage No. 5, providing secure parking and useful additional storage.

Factors

The development is maintained and upkeep by Charles White Limited, with an approximate monthly charge of £150 payable for the upkeep of the communal garden grounds, lift maintenance, stair and window cleaning together with blocks buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Spylaw Road is ideally situated within the highly regarded residential area of Merchiston, close to the popular neighbourhoods of Morningside and Bruntsfield. The area is well established and particularly popular with professionals and families, offering an excellent combination of attractive residential surroundings, local amenities, green spaces and convenient access to Edinburgh city centre.

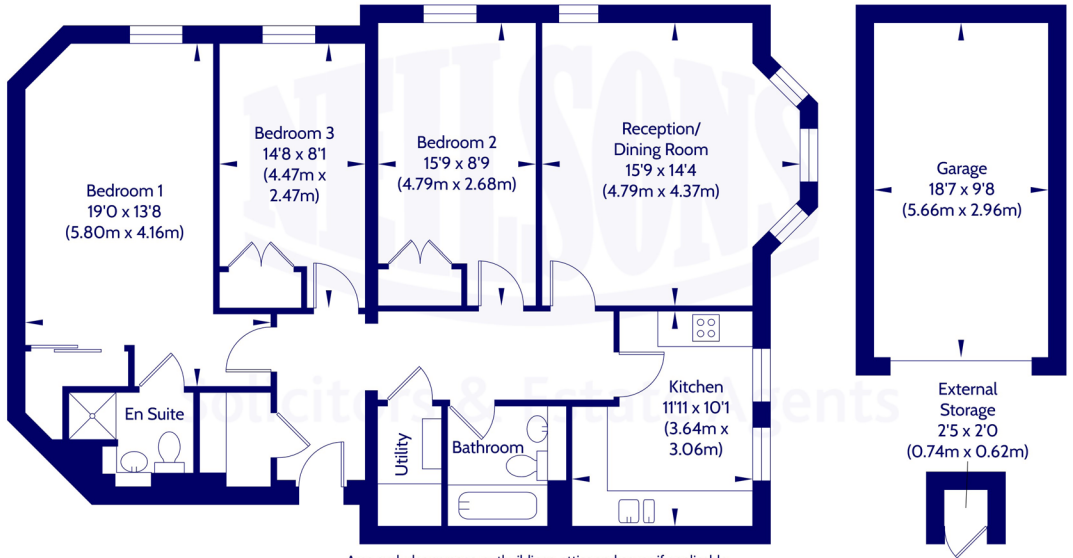
A wide range of local shops, cafés, restaurants and bars can be found nearby, with Morningside and Bruntsfield providing an excellent selection of independent retailers and everyday amenities. There are also a number of larger supermarkets within easy reach, including Waitrose, Tesco and Marks & Spencer. For leisure and entertainment, residents can enjoy nearby cinemas, theatres, sports facilities and a variety of restaurants. The property is particularly well positioned for access to some of Edinburgh's most attractive outdoor spaces. Bruntsfield Links, The Meadows, Craiglockhart and the Hermitage of Braid provide excellent opportunities for walking, running and cycling, while the nearby Union Canal offers a scenic route into the city and beyond. Spylaw Park and the Water of Leith also provide attractive green surroundings and recreational opportunities. The area is well served by regular bus services, providing convenient access to the city centre and surrounding areas. Haymarket and Waverley railway stations are readily accessible, while the City Bypass provides straightforward connections to Edinburgh Airport, the Central Scotland motorway network and surrounding areas. There is an excellent choice of schooling in the surrounding area, including a number of highly regarded state and independent schools. The property's location therefore offers an appealing balance of city living, excellent amenities, outdoor space and convenient transport links.





Approx. Gross Internal Floor Area 100 Sq M / 1073 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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