

7 (flat 6) Dorset Place, Merchiston, Edinburgh, EH11 1JP



7 (flat 6) Dorset Place | Merchiston | EH11 1JP

Description

Particularly appealing two-bedroom second floor apartment forming part of modern factored development adjacent to the Union Canal with excellent amenities in the vicinity and the Canal providing easy access to the city centre by bike or foot.

The property offers an enticing opportunity and is perfectly positioned for access to Edinburgh & Napier Universities and Haymarket Railway Station.

- Welcoming central reception hallway with storage facilities
- Spacious west-facing living/dining room
- Fitted kitchen
- Two double bedrooms, both with fitted wardrobes
- Bathroom featuring a white three-piece suite with shower over the bath
- Electric heating and double glazing
- Secure entry system
- Allocated parking space

Actual photographs of rooms are in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

Extras

The oven, hob, washing machine and fridge/freezer are included.

Factor

The development is managed Dorset Place Proprietors Association with annual fees of approximately £50 per month which does not include building insurance.

EPC Rating: D



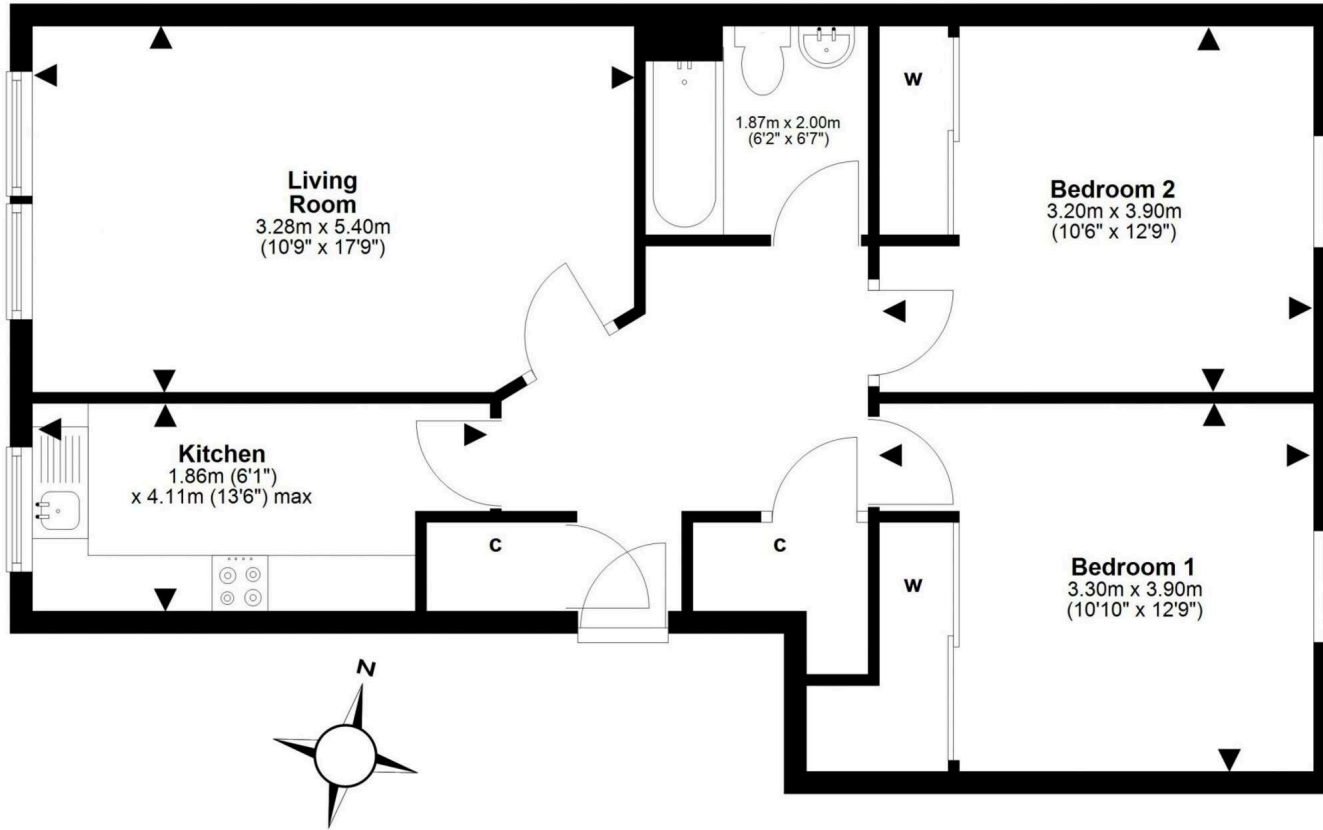
Location

Merchiston is a much respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the areas of Polwarth, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services. Local amenities include a number of popular bars and cafes, with further facilities including a gym and cinema available at Fountain Park Leisure Complex. Tollcross and the City Centre are also close by and can be accessed by foot or bike via the Canal walkway. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.

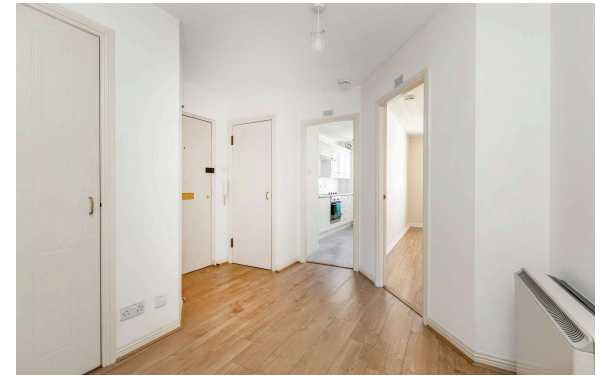
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

