









Offers Over
£325,000

10/1 Granville Terrace

Merchiston | Edinburgh | EH10 4PQ

Neilsons are delighted to offer on to the market this exceptionally charming ground floor flat, which forms part of a traditional Victorian terrace, enjoying a superb location in the sought after area of Merchiston. The property is presented to the market in move in condition and offers generously proportioned and flexible accommodation, perfectly suited to the professional couple, first time buyers and those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  EPC Rating – C
-  Council Tax Band - D



Description

The internal space briefly comprises: secure entry system, welcoming entrance hallway with useful storage, light and airy bay windowed reception/dining room with beautiful cornicing, open plan stylish kitchen fitted with a fabulous assortment of contemporary units/contrasting worktops and appliances, two well proportioned double bedrooms, and contemporary bathroom with three piece white suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer and washing machine.

Parking

There is permit/meter parking within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

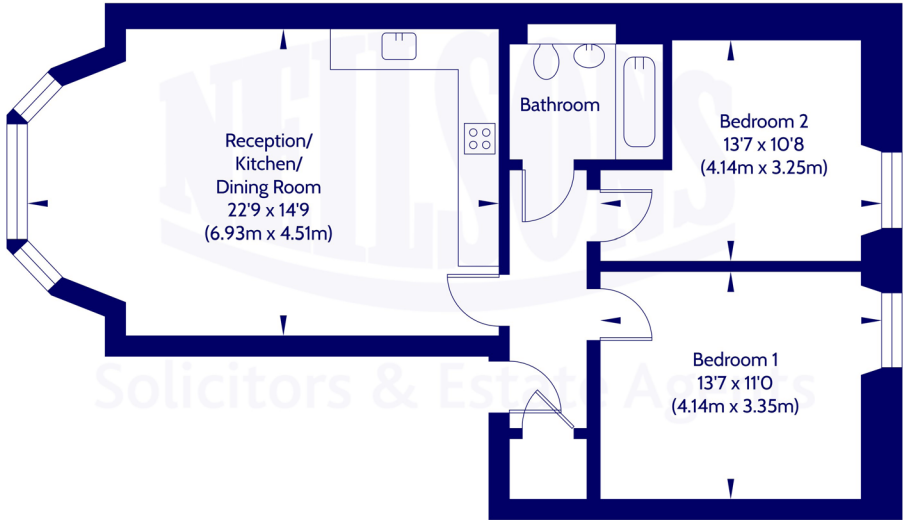
The property forms part of the reputable residential district of Merchiston, lying approx. 2 miles south west of Edinburgh's city centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Polwarth, Bruntsfield and Morningside providing a more extensive range of specialised shops and services including a Marks & Spencer's and Waitrose. Frequent bus services pass by linking the city centre and surrounding areas and the City Bypass, Edinburgh Airport and motorway networks are all within easy reach. Leisure facilities within the area include The Fountain Park complex, with a multi-screen cinema, Nuffield gym and bowling alley. The cosmopolitan Edinburgh Quay is also easily accessible hosting a variety of bars, bistros and restaurants. The property is also close to Harrison Park, Bruntsfield Links and the Water of Leith Walkway and the area is ideal for those connected with Napier and Edinburgh Universities. Schools within the area are well represented at both the public and private sectors and the city's financial core is just a brief bus drive away.





Approx. Gross Internal Floor Area 66 Sq M / 707 Sq Ft.

Ground 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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