



Offers Over
£185,000

2/5 Gray's Loan

Merchiston | Edinburgh | EH10 5BS

An exceptionally appealing second (top) floor flat, forming part of a well-kept, established development and enjoying a superb location in the capital's leafy Merchiston area.

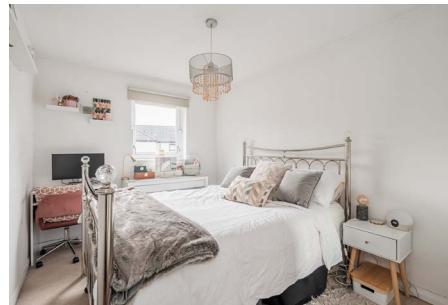
- 1 bedroom
- 1 public room
- 1 bathroom
- Residents permit parking
- Communal gardens
- EPC rating – D
- Council tax band- C



Description

The property is in excellent move-in condition throughout and offers comfortable and well-proportioned accommodation which would make a perfect first home, downsize or rental investment.

The space briefly comprises: entrance hallway with storage, bright and spacious reception room with fresh neutral décor, attractive flooring and a pleasant open outlook over the surrounding area, well equipped kitchen which has been fitted with a variety of white base and wall mounted units, together with splash tiling, contrasting wipe-clean worktops and a selection of appliances, good sized double bedroom with carpeted floor, and tiled contemporary shower room with modern two piece white suite, shower enclosure and a large built-in storage cupboard.



Extras

All floor coverings, blinds, fixed shelving/flooring and integrated appliances will be included. The white goods are available via separate negotiation.

Gardens, Parking and Factor

There are well maintained lawned gardens and planted beds scattered throughout the development and the property benefits from two permit parking spaces. A factoring agreement is in place for the upkeep of the communal areas. This with Trinity Factors and is approximately £800 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

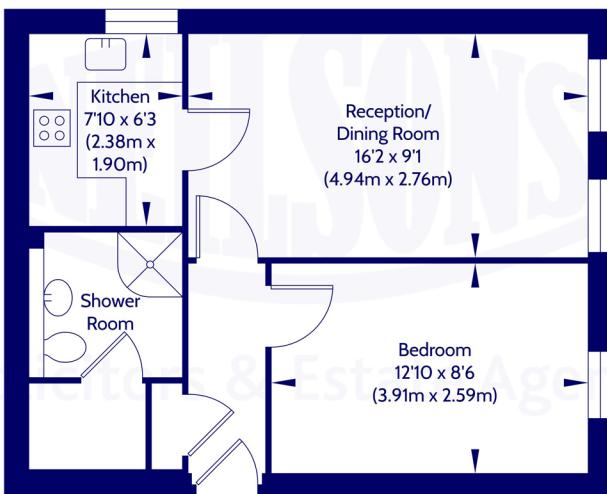
The property forms part of the reputable leafy district of Merchiston, lying approx. three miles south west of Edinburgh's City Centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Polwarth, Bruntsfield and Morningside providing a more extensive range of 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 indeed the property sits a stone's throw from the renowned George Watsons College.





Approx. Gross Internal Floor Area 37 Sq M / 403 Sq Ft.

2nd 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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✉ mail@neilsons.co.uk

📞 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

