



2/3 St Teresa Place,
Merchiston, Edinburgh, EH10 5UB

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Stairs to upper level.
- Reception hall with excellent storage.
- Attractive & good size living room/dining room.
- Breakfasting kitchen with appliances.
- Master bedroom with built-in mirrored wardrobes & en-suite shower room.
- Further double bedroom with built-in wardrobes.
- Bathroom with shower attachment.
- Gas central heating.
- Double glazing.
- Well maintained communal grounds.
- Private garage.
- Additional residents parking within development.



GENERAL DESCRIPTION

Forming part of an established development in the prestigious Merchiston district, this first-floor flat is ideally placed within walking distance of an excellent range of local amenities. Situated a short journey south of Edinburgh City Centre, the property offers accommodation suited to a variety of buyers. Although some modernisation would now be beneficial, the flat is well presented to the market.

FACTORING NOTE:

The development is factored of Charles White at an approximate charge of £1,200 per annum. This covers block's building insurance and the maintenance of all communal gardens and areas.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

E.

APPROXIMATELY 1.5 MILES TO HAYMARKET TRAIN STATION.

APPROXIMATELY 8.2 MILES TO EDINBURGH AIRPORT.

WITHIN 300 METRES.

LOCATION

Merchiston is a highly regarded residential district located just south of Edinburgh city centre. Neighbouring Bruntsfield and Morningside, the area offers convenient access to an excellent selection of independent shops, cafés, restaurants and bars, together with nearby Tesco, Waitrose and M&S Simply Food stores. The Meadows, Bruntsfield Links and the Union Canal are all within easy walking distance, providing ideal spaces for leisure and outdoor recreation. The area is also well served by renowned state schooling, with George Watson's College also close by. Regular bus services provide access to many parts of the city, while Haymarket Railway Station and the tram network are within walking distance of the property. For commuters, the city bypass is readily accessible to the south, linking with the M8, the central motorway network, the Forth Road Bridge, Edinburgh International Airport, RBS Headquarters at Gogar and the Gyle Business Park.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE BOOKSHELVES WITHIN THE LIVING ROOM WILL BE INCLUDED WITHIN THE FOR-SALE PRICE. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.





**ENERGY PERFORMANCE
CERTIFICATE RATING C**

St. Teresa Place, EH10 5UB



Approx. Gross Internal Area
862 Sq Ft - 80.08 Sq M

Garage

Approx. Gross Internal Area
145 Sq Ft - 13.47 Sq M

For identification only. Not to scale.

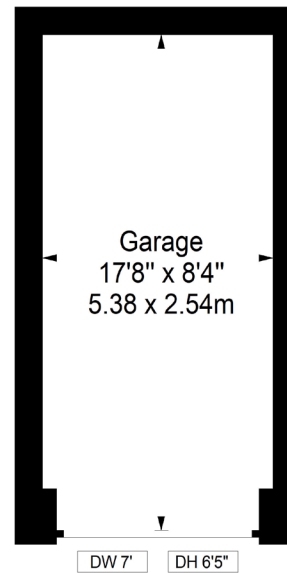
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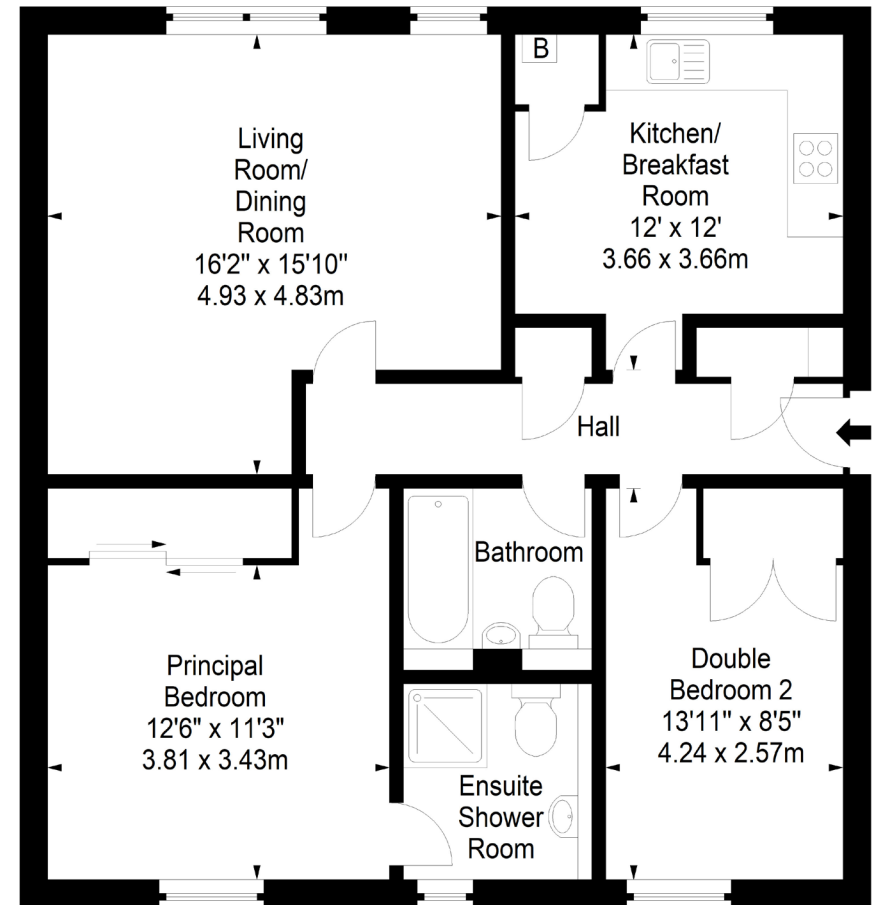
Key :

DW - Door Width

DH - Door Height



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.