



48/4 Merchiston Avenue, Edinburgh, EH10 4PA



Welcome

Welcome to Merchiston Avenue, A rare opportunity to acquire this impressive three-bedroom second-floor tenement flat forming part of a traditional tenement building located in the prestigious Merchiston area of Edinburgh, close to many local amenities, schooling and swift transport links. This elegant home boasts a wealth of period charm, complemented by stylish modern upgrades, offering spacious and light-filled accommodation ideal for professionals, families, or those seeking a prime city residence. Presented to the market in immaculate condition throughout, we recommend an early viewing.

- Welcoming reception hallway with box room and useful storage.
- Impressive living room features a bay window, intricate corniced ceiling, fireplace with a working coal fire.
- Dining kitchen, fully equipped with wall and base units along with appliances.
- Stunning principle bedroom featuring an en-suite shower room.
- Two further double bedrooms.
- Stylish bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Shared garden to the rear.
- Permit and metered parking available.







Merchiston

Merchiston is a highly desirable residential suburb to the southwest of the city centre. popular with families, students and young professionals. The area has a superb range of local coffee shops, bars & supermarkets including a Sainsbury local, Tesco Metro, Scotmid & Margiotta. A wider range of amenities are available in nearby Polwarth, Bruntsfield & Morningside where you will find an unrivalled selection of local & independent retailers, a thriving café culture and some of the city's favourite evening hotspots. Leisure facilities are excellent including the impressive Fountain Park Leisure Complex, independent Dominion Cinema & Church Hill Theatre together with a wide range of gyms & fitness facilities in the vicinity. Tollcross & the city centre are also within easy walking distance. Harrison Park, Bruntsfield Links and the Union Canal walkway provide great local walks. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away. The flat is in the catchment for the well renowned Bruntsfield Primary and Boroughmuir High Schools along with George Watson's is within walking distance. There are fantastic public transport links across the city and beyond, together with swift & easy access to the City Bypass, Edinburgh Airport and the M8/M9 motorway network.

Extras

Included within the sale are the light fittings, blinds, floor and window coverings a integrated kitchen appliances and fridge/freezer. Please note the light fitting in bedroom one, is not included in the sale.






Get in touch

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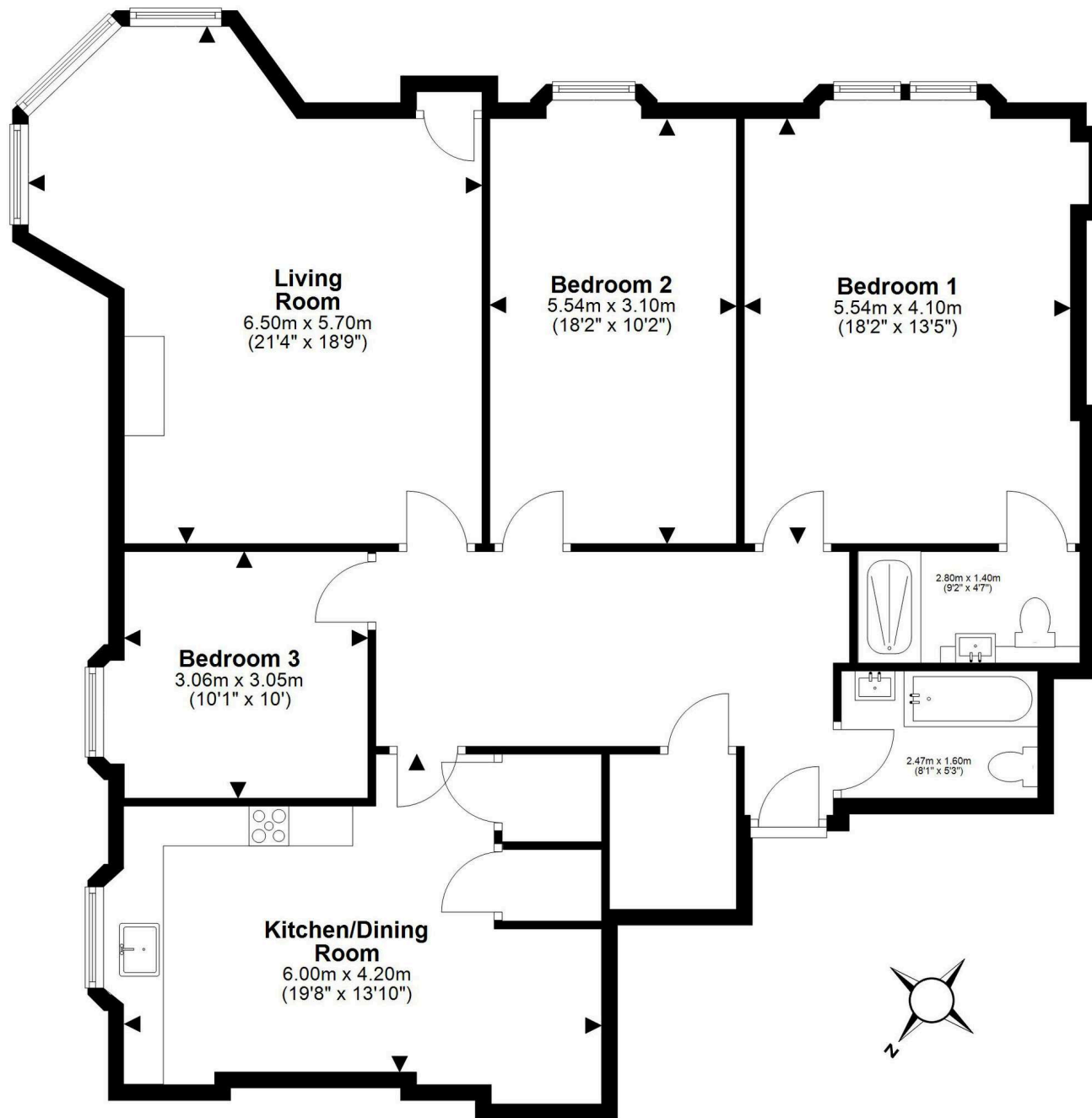
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



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.