

SIMPSON & MARWICK



7/4 Gillsland Park, Merchiston, Edinburgh, EH10 5TN



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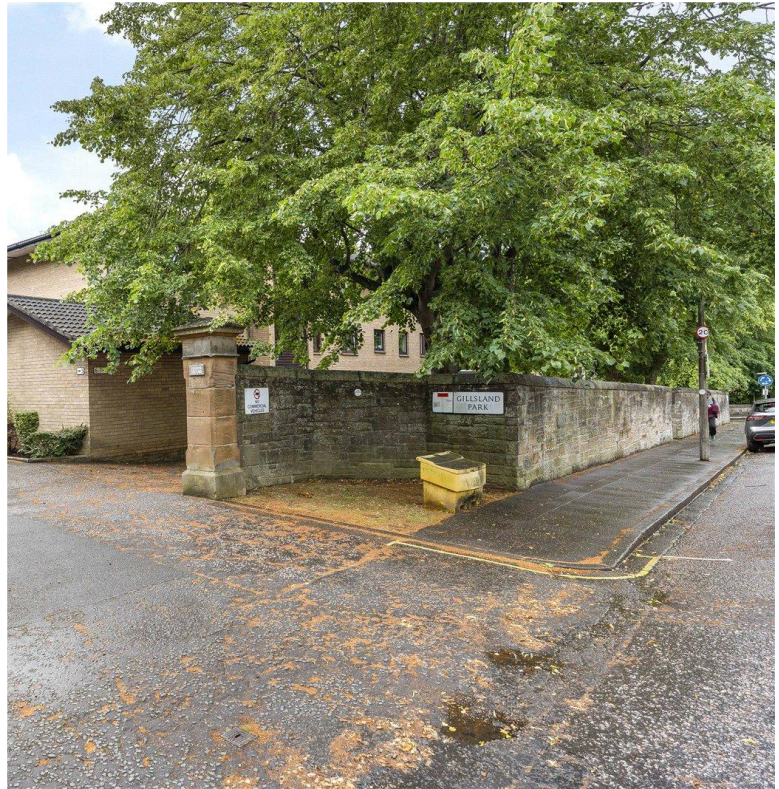
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EPC: B (81)

Council Tax - F

Charming 2-bedroom flat in sought-after Merchiston with excellent amenities.



- First-floor flat
- Two double bedrooms
- Spacious living area
- Modern kitchen
- En-suite shower room
- Family bathroom
- Gas central heating
- Double glazing
- Single garage
- Merchiston location

Situated on the first floor, this well-presented flat offers a delightful living space in the heart of Merchiston. The property boasts a spacious living room, ideal for relaxing and entertaining, with large windows that flood the room with natural light. The modern kitchen is equipped with integrated appliances and provides ample storage.

The accommodation comprises two generously sized bedrooms, both fitted with wardrobes, enhancing the efficiency of the space. Complementing these is a modern family bathroom as well as an additional en-suite shower room, both of which feature contemporary fittings and fixtures.

This property benefits from gas central heating and double-glazed windows, ensuring a warm and efficient environment. The communal gardens are meticulously maintained, providing a peaceful retreat. Parking is versatile with a single garage, permit, and on-street options, enhancing convenience for residents.

Location

Nestled in the prestigious Merchiston area of Edinburgh, this property enjoys proximity to a host of local amenities and attractions. The City Centre is easily accessible, offering a wealth of shopping, dining, and cultural experiences. Renowned for its leafy streets, Merchiston offers a tranquil suburban feel while still being conveniently close to the vibrant heart of Edinburgh.

Fixtures and Fittings:

All blinds, curtains, and light fittings are included in the sale. Please note that other items may be available through separate negotiation.

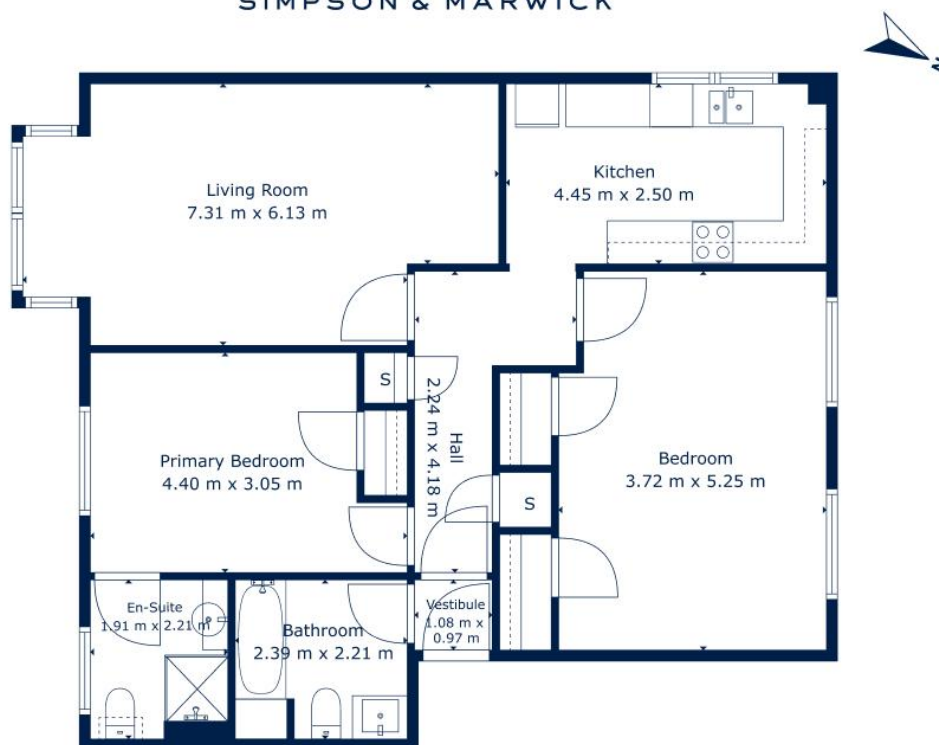
Viewing Details:

By appointment contact Simpson & Marwick



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For identification purposes only.
Not to scale.

7/4 Gillsland Park
Merchiston, Edinburgh, EH10 5TN

Approx. Gross Internal Area:
947.224 Sq Ft (88 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		