



49/1 Spylaw Road, Merchiston  
Edinburgh, EH10 5BP



*A delightful ground floor apartment quietly situated within an exclusive development minutes from all the area has to offer*

 3 Bed    2 Bath    1 Reception

Forming part of an exclusive walled development, this beautifully presented ground floor apartment offers exceptionally well presented and spacious accommodation with the added benefit of a private parking space and direct access to a private terrace. A large window in the living room looks out to the front of the property and the mature trees which line the street. The contemporary kitchen has space to dine and comes complete with integrated appliances. There are three generous bedrooms, one of which has an en-suite shower room, and another is currently used as a snug with patio doors leading out to the private patio and beautiful secluded communal suntrap gardens. The family bathroom has a shower over the bath and is extensively tiled. Additional benefits include gas central heating, double glazing and a secure door entry system.

Currently £50 per month is payable by agreement of the owners within the development. This sum covers some routine maintenance.

## Features

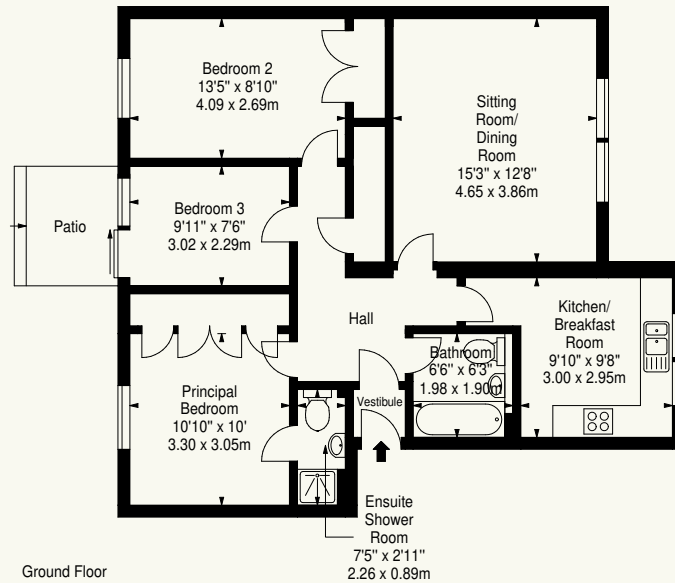
- Entrance hall
- Light and spacious living room
- Inviting kitchen/dining room with good quality appliances
- Two double bedrooms with fitted storage and one with en-suite shower room
- Bedroom three/currently a snug with access to a private suntrap patio and beautiful secluded communal gardens
- Extensively tiled bathroom with shower
- Gas central heating (combi boiler)
- Double glazing
- Secure door entry system
- Private parking
- EPC Rating C

**Offers Over £430,000**

Spylaw Road,  
Edinburgh,  
Midlothian, EH10 5BP



Approx. Gross Internal Area  
873 Sq Ft - 81.10 Sq M  
For identification only. Not to scale.  
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Ground Floor



Merchiston is a highly respected and much sought after residential area of the city, typified by broad tree lined avenue and substantial property styles set within large attractive gardens. Princes Street and the West End are little more than a couple of miles away and are readily accessible either via regular public transport services or indeed on foot. There are local shopping facilities scattered throughout the area, including those in both neighbouring Bruntsfield and Morningside. An excellent range of independent shops, a large branch of Waitrose, a Tesco and a Marks & Spencer food outlet are to name but a few. Parts of Napier and Edinburgh Universities are

within close proximity, as are excellent schools (including George Watson's College which is within a few minutes on foot). Leisurewise, the surrounding area is one where the city's entertainment venues tend to be high concentrated. The Usher Hall, Traverse, Lyceum, Kings and Churchill Theatres, the Odeon and Dominion cinemas, restaurants, cafes and bars are all represented. The wonderful open spaces of Bruntsfield Links and the Meadows offer opportunities for walking, jogging and cycling. There are also several local access points to the city's cycle path network and the union canal towpath.

FOR VIEWING:

**By appointment only**

Contact Lindsay on:

☎ 0131 229 4040

✉ [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk)

🌐 [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.