



24/2 (PF2), MARDALE CRESCENT

Edinburgh, Merchsiton, EH10 5AG



1
Public Room



1
Bedroom



1
Bathroom



24/2 (PF2), MARDALE CRESCENT

Set in the sought-after area of Merchiston, this well-presented ground-floor flat offers stylish living close to excellent amenities, cafés, and transport links, with Edinburgh city centre within easy reach, as well as nearby green spaces, reputable schools, and a strong sense of residential appeal, exclusivity, convenience, connectivity, charm, and enduring desirability. 24/2 (PF2), Mardale Crescent includes a bright bay-windowed living room with a fireplace and press storage, a flexible study, and a modern breakfasting kitchen with quality fittings and integrated appliances. A spacious double bedroom with dressing room and a contemporary shower room complete the accommodation, with the added benefit of a communal garden and private rear seating area, as well as convenient access to on-street parking.









D
EPC
RATING

C
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Charming flat in highly desirable Merchiston
- Set on the ground floor of a traditional building
- Entrance hall with storage
- Sunny bay windowed living room with fireplace and press storage
- Flexible study
- Modern breakfasting kitchen with a fireplace
- Large double bedroom with storage and a dressing room
- Modern shower room with a towel warmer
- Communal garden and private rear seating area
- On-street parking





Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.
Please note that no warranties shall be provided in relation to any of the appliances included in the price.



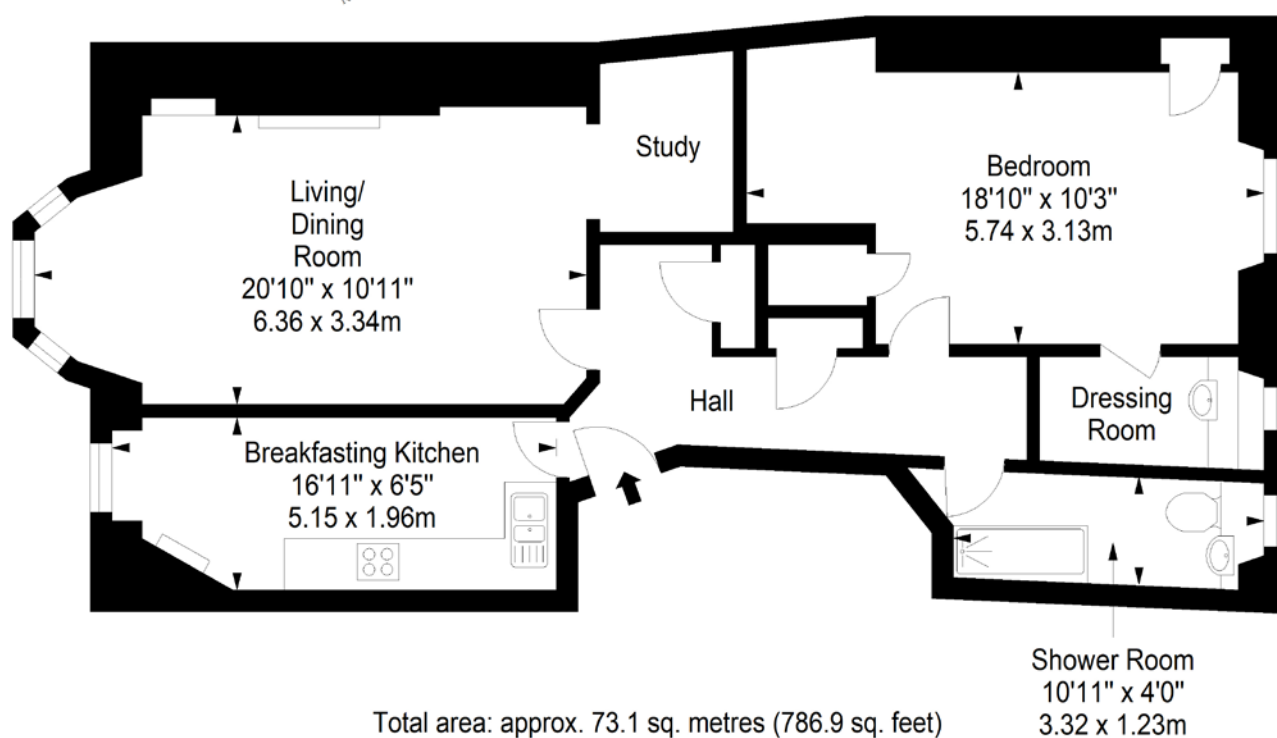
MERCHISTON, EDINBURGH

Beloved for its leafy streets, magnificent gardens and grand villas, the highly desirable residential suburb of Merchiston enjoys a tranquil setting southwest of the city centre. The area is served by an excellent range of local services and amenities, especially in neighbouring Bruntsfield and Morningside, where you will find an unrivalled selection of local and independent retailers, a thriving café culture and some of the city's favourite evening hotspots. Morningside also boasts a Waitrose and an M&S, as well as a boutique cinema and theatre. When it comes to sport and fitness, residents of Merchiston have a choice of several gyms, sports centres and yoga studios right on their doorstep, or for those who prefer the great outdoors, why not take a relaxed stroll or cycle along the picturesque Union Canal or make the short journey to the majestic Pentland Hills Regional Park. Merchiston enjoys an excellent range of schools in both the public sector, and is very well placed for some of the most prestigious independent schools in Scotland, particularly Merchiston Castle School, George Watson's College and The Edinburgh Rudolf Steiner School. Merchiston boasts fantastic public transport links across the city and beyond, and Haymarket's transport hub offers links across the city and further afield. The area also enjoys swift and easy access to the City Bypass, Edinburgh Airport and the M8/M9 motorway network.



Ground Floor

Approx. 73.1 sq. metres (786.9 sq. feet)



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.