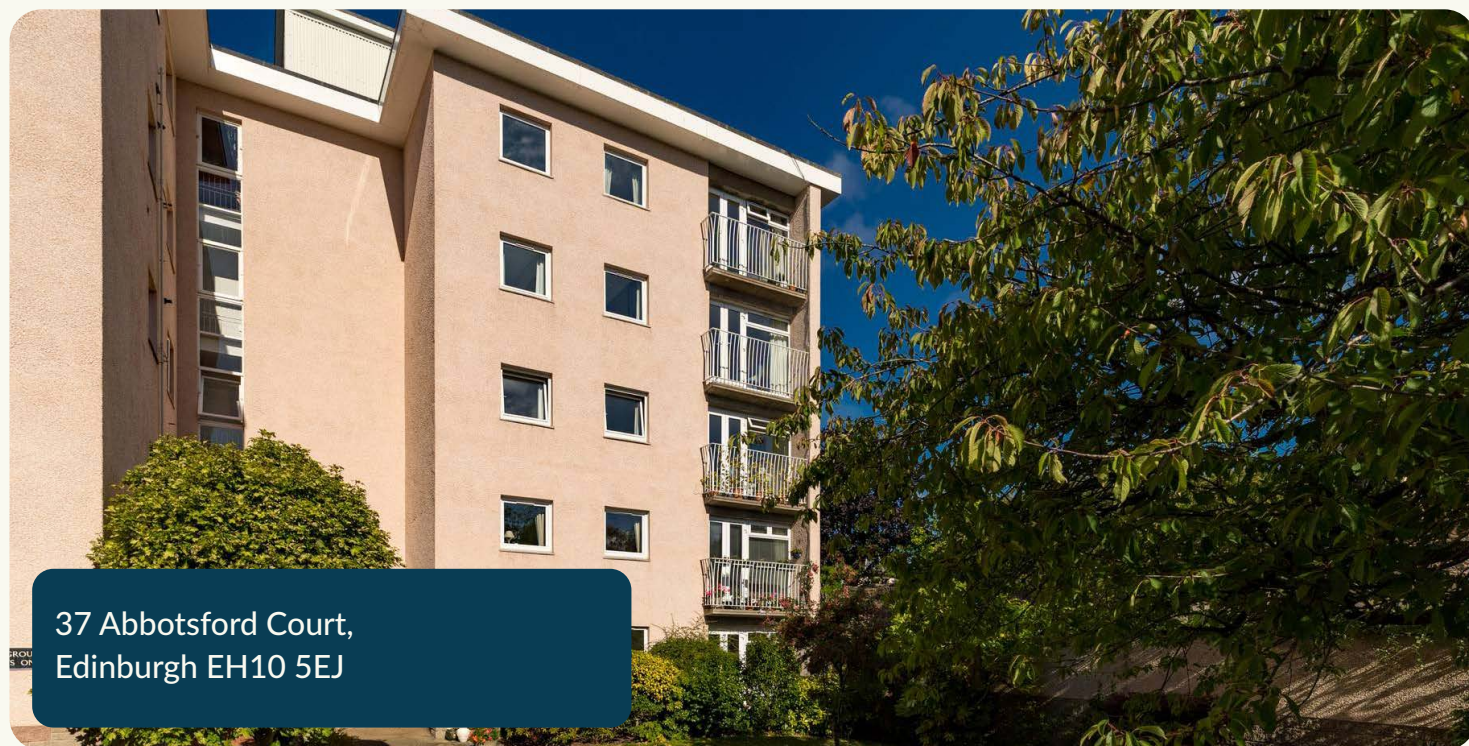




37 Abbotsford Court,
Edinburgh EH10 5EJ



A delightful third floor flat situated in highly regarded and sought after residential area with lift, private south facing balcony, garage and well maintained landscaped communal gardens

 3 Bed  1 Bath  1 Reception

A delightful third floor flat with lift, private south facing balcony, garage and well maintained landscaped communal gardens, which is situated in highly regarded and sought after residential area which is within walking distance of excellent local amenities. The property provides bright and well proportioned accommodation over one floor and in brief comprises; secure and well maintained shared entrance with lift; hall with excellent storage; spacious sitting room; separate fitted kitchen/ breakfast room with window; three well proportioned bedrooms (one of which could easily be utilised as a formal dining room/home office) and there is a modern shower room with window. The property benefits from garage with EV charger and residents parking, which is accessed via a code operated barrier. The property is factored by James Gibb and the charge for this is approximately £210 per calendar month.

"Please note that no warranty will be given for the systems and appliances – they are sold as seen"

Features

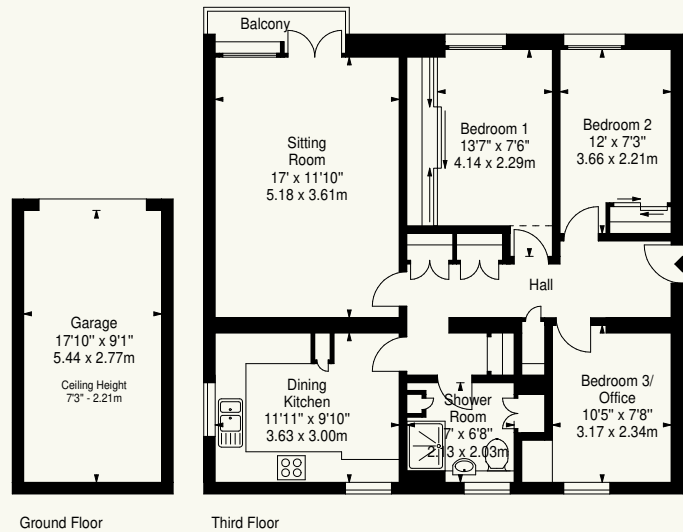
- Secure well maintained shared entrance with lift
- Hall with excellent storage
- Spacious sitting room with private balcony
- Separate fitted kitchen/ breakfast room with double aspect windows
- Three well proportioned bedrooms with built-in storage
- Shower room with window
- Double glazing
- Gas central heating
- Private garage with EV charger
- Well maintained landscaped communal gardens
- Residents parking with code operated barrier
- EPC Rating C

Offers Over £340,000

**Abbotsford Court,
Edinburgh,
Midlothian, EH10 5EJ**



Approx. Gross Internal Area
840 Sq Ft - 78.04 Sq M
Garage
Approx. Gross Internal Area
160 Sq Ft - 14.86 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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 mile 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. Delightful 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:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.