



26/2 Merchiston Avenue, Edinburgh, EH10 4NZ



Welcome

Situated within a traditional tenement building in the highly regarded Merchiston area of Edinburgh, this spacious one-bedroom second-floor flat offers an excellent opportunity for buyers seeking a property with considerable scope for improvement. The accommodation comprises one bedroom, two reception rooms and a separate box room, providing a flexible layout with potential to reconfigure or adapt the space to suit individual requirements. The property is now in need of a complete programme of refurbishment, offering prospective purchasers the opportunity to undertake a comprehensive renovation and create a home tailored to their own tastes and specifications. With its established residential setting and versatile accommodation, the flat may appeal to first-time buyers looking for a renovation project, investors seeking an opportunity to add value, or those wishing to create a bespoke home in a desirable Edinburgh location. Early viewing is recommended for those wishing to appreciate the potential this property offers.

- Reception hallway
- Front facing living room
- Rear facing kitchen and dining area
- Double bedroom
- Bathroom
- Box room
- Single sash and case windows
- Communal gardens
- Secure entry system
- Permit and metered parking available





Merchiston

Merchiston is a highly regarded residential area to the south-west of Edinburgh city centre, popular for its attractive traditional architecture, leafy streets and excellent range of local amenities. The area offers a selection of independent shops, cafés, restaurants and everyday conveniences, with further shopping and leisure facilities available in nearby Bruntsfield and Morningside. There are several green spaces within easy reach, including Harrison Park and the Meadows, providing opportunities for outdoor recreation and relaxation. Merchiston is also well placed for access to several well-regarded schools and Edinburgh Napier University, making it an appealing choice for families, professionals and students alike. Regular bus services provide convenient connections to the city centre and surrounding areas, while the location also offers straightforward access to Edinburgh's wider road network. Combining a desirable residential setting with excellent amenities and transport links, Merchiston remains a popular choice for a wide range of buyers.

Extras

Included in the sale are all fixtures & fittings.



Get in touch

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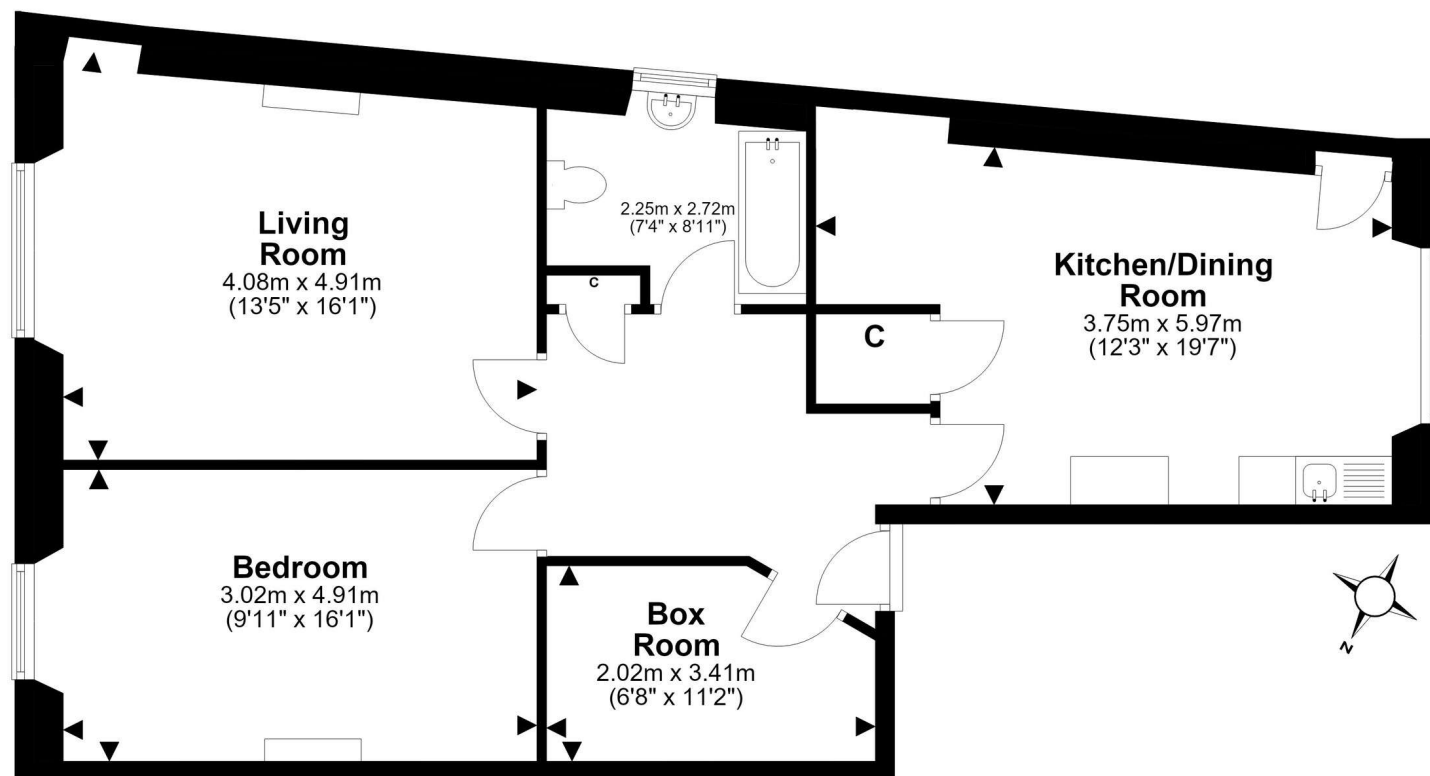
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.