



54 (1F3) Merchiston Avenue

Merchiston, Edinburgh, EH10 4PA

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Summary

This two-bedroom first-floor flat has an enviable location in sought-after Merchiston, set near the Union Canal within easy reach of excellent amenities, transport links, and a Napier University campus. It is presented with lightly decorated interiors and period features, and is sure to appeal to a wide demographic of buyers, especially with its convenient setting. Furthermore, it has access to a shared garden and controlled parking.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, an undercounter fridge, and a washing machine to be included in the sale.

Features

- Well-presented first-floor flat
- Part of a traditional tenement building
- Situated in sought-after Merchiston
- Central hall with a cupboard and a WC
- Living/dining room with period features
- Monochrome-inspired fitted kitchen
- Two bright and airy double bedrooms
- 3pc bathroom with overhead shower
- Well-kept communal garden
- Controlled permit parking (Zone S3)
- Gas central heating and double glazing
- EPC Rating - C





“...Central hall with a cupboard and a WC and aliving/dining room with period features...”







“..Two bright and airy double bedrooms
3pc bathroom with overhead shower..”

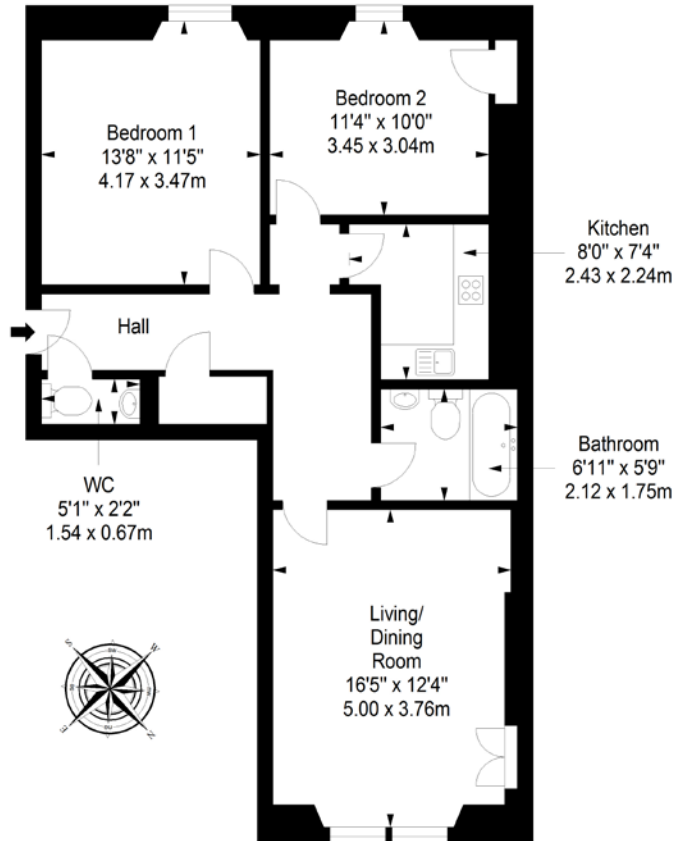




Floorplan

First Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



Total area: approx. 67.4 sq. metres (725.5 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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