



**FOR SALE**



## **4/13 SPYLAW ROAD**

EDINBURGH, EH10 5BH

This is a distinctive, well proportioned, four-bedroom, penthouse flat, forming part of a modern block.

*All price and viewing details are available on our website [www.acepm.co.uk](http://www.acepm.co.uk)*



**0131 229 4400**  
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## DESCRIPTION

This is a distinctive, well proportioned, four-bedroom, penthouse flat, forming part of a modern block. Providing flexible family accommodation and set in an attractively landscaped mutual garden, this a rare opportunity, with the flat itself enjoying fantastic views both south over the Pentland Hills and north to Fife.

Accessed off the common stair, the accommodation comprises: Entrance hall with storage cupboards; large sitting room opening out onto a south facing balcony; kitchen with modern wall and base units and adequate work top area; master bedroom with fitted wardrobes and benefiting from an en-suite shower-room; 2 double bedrooms with fitted wardrobes, a further double bedroom or indeed a dining-room, and a modern bathroom fitted with a three-piece suite.

The mutual garden grounds to the front, sides and rear of the property are made up of a combination of lawn and beds with a wide variety of shrubs, plants and mature trees.

There is a private double garage with an electric roller door accessed by way of the mutual driveway.

Features include: entry phone system, lift, gas central heating, double glazing, private balcony, double detached garage and mutual garden grounds.





## AREA

Located in the ever popular Merchiston district of Edinburgh, and only approximately 2 ½ miles to the south/west of Edinburgh's city centre, this property benefits from the full range of city centre amenities.

Spylaw Road is within comfortable walking distance of neighbouring Bruntsfield and Morningside, where there are a range of specialist shops, banking and postal services, bars and restaurants. There is also a variety of supermarkets including a Tesco and Waitrose, with an Asda, Aldi, and M&S Food at Chesser which is only a few minutes drive away.

The Union Canal walkway and the open space of Harrison Park are nearby while further leisure facilities can be found at Craiglockhart Sports and Tennis Centre or at Fountainpark Multicomplex where there is a Cineworld cinema, Nuffield Health gym, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and a range of restaurants, bars and pubs.

The flat is located in the catchment area for Bruntsfield Primary School and both Boroughmuir and St Thomas of Aquin RC, High Schools, with private schooling in the area provided by George Watson's College and George Heriot's School.

The City's business and commerce centres at Lothian Road and Fountainbridge as well as Napier University on Colinton Road, Edinburgh College of Art and Edinburgh University are all within walking distance.

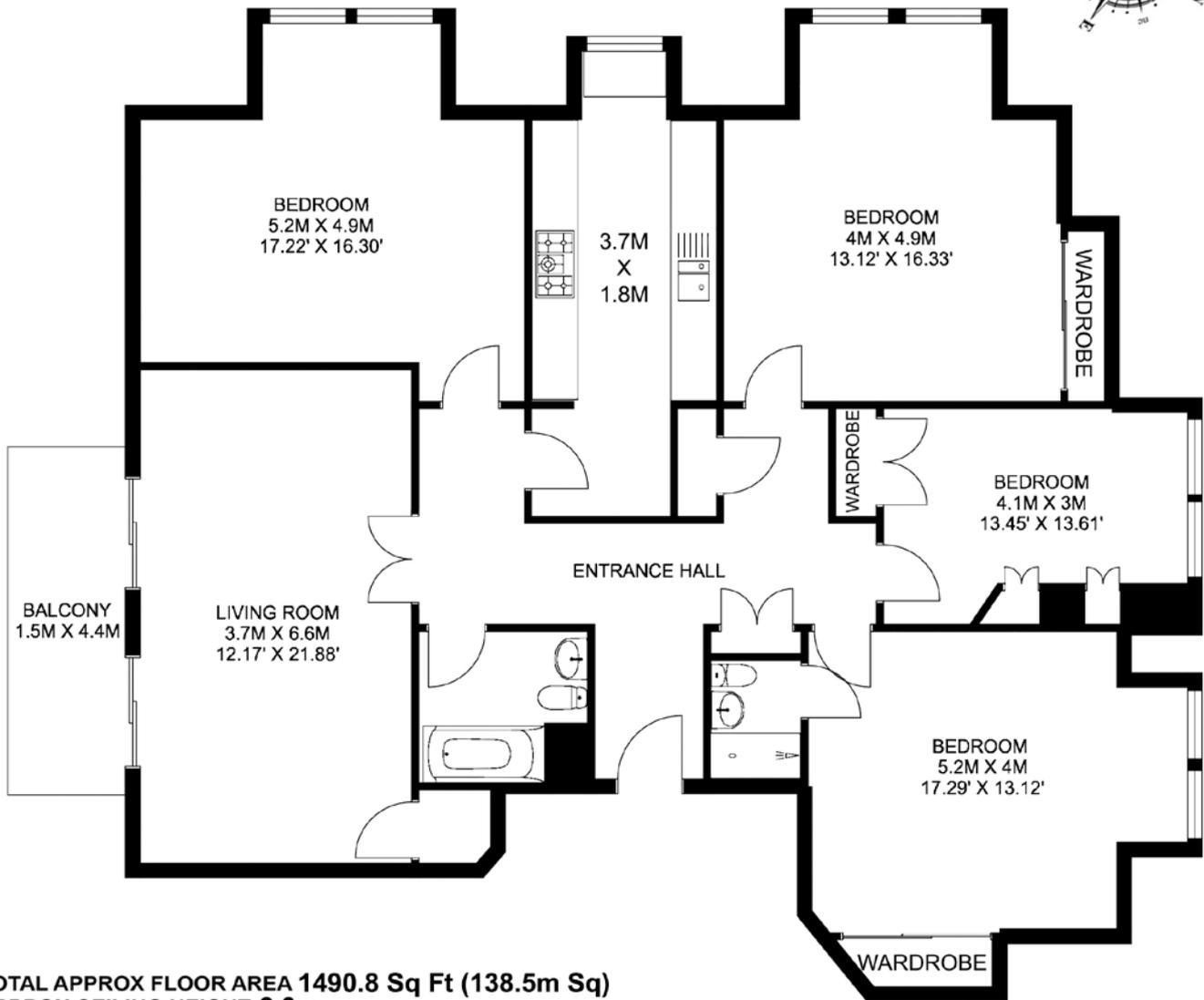
For the commuter, regular bus services take you to the City Centre and surrounding areas. For those travelling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Bridges, whilst Waverley and Haymarket railway stations are also nearby.

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## 4/13 Spylaw Road, Edinburgh



**TOTAL APPROX FLOOR AREA 1490.8 Sq Ft (138.5m Sq)**  
**APPROX CEILING HEIGHT: 2.3m**  
**MEASUREMENTS ARE APPROXIMATE**  
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### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

**For more information and to arrange a viewing**  
**call 0131 229 4400 or email [sales@acepm.co.uk](mailto:sales@acepm.co.uk)**