



FOR SALE



32/2 MERCHISTON AVENUE

EDINBURGH, EH10 4NZ

This is an extremely bright and spacious, 3 bedroom, first-floor flat, providing flexible accommodation within a traditional Edinburgh tenement and located in the popular and convenient district of Merchiston.

All price and viewing details are available on our website www.acepm.co.uk



0131 229 4400
www.acepm.co.uk



DESCRIPTION

This is an extremely bright and spacious, 3 bedroom, first-floor flat, providing flexible accommodation within a traditional Edinburgh tenement and located in the popular and convenient district of Merchiston. The flat is an ideal opportunity for those looking for either a new home or an investment property.

The property is accessed through a secure mutual stairwell and currently comprises: Entrance hall with cupboard; spacious living-room with feature fireplace; kitchen with modern wall and base mounted units, adequate worktop surfaces and sink unit; double bedroom to the front; double bedroom to the rear; diningroom (double bedroom 3) to the rear; and family bathroom with modern three-piece suite, incorporating an electric shower over the bath.

The property retains many fine period features, in particular the fireplaces, the cornice and plasterwork and the sanded wood floors.

Features also include: secure entry phone system, gas central heating and a common green to the rear.

On street parking is available.





AREA

Merchiston Avenue is within comfortable walking distance of the City Centre. The immediate area, together with neighbouring Bruntsfield and Morningside, has 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 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 and George Heriot's.

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.

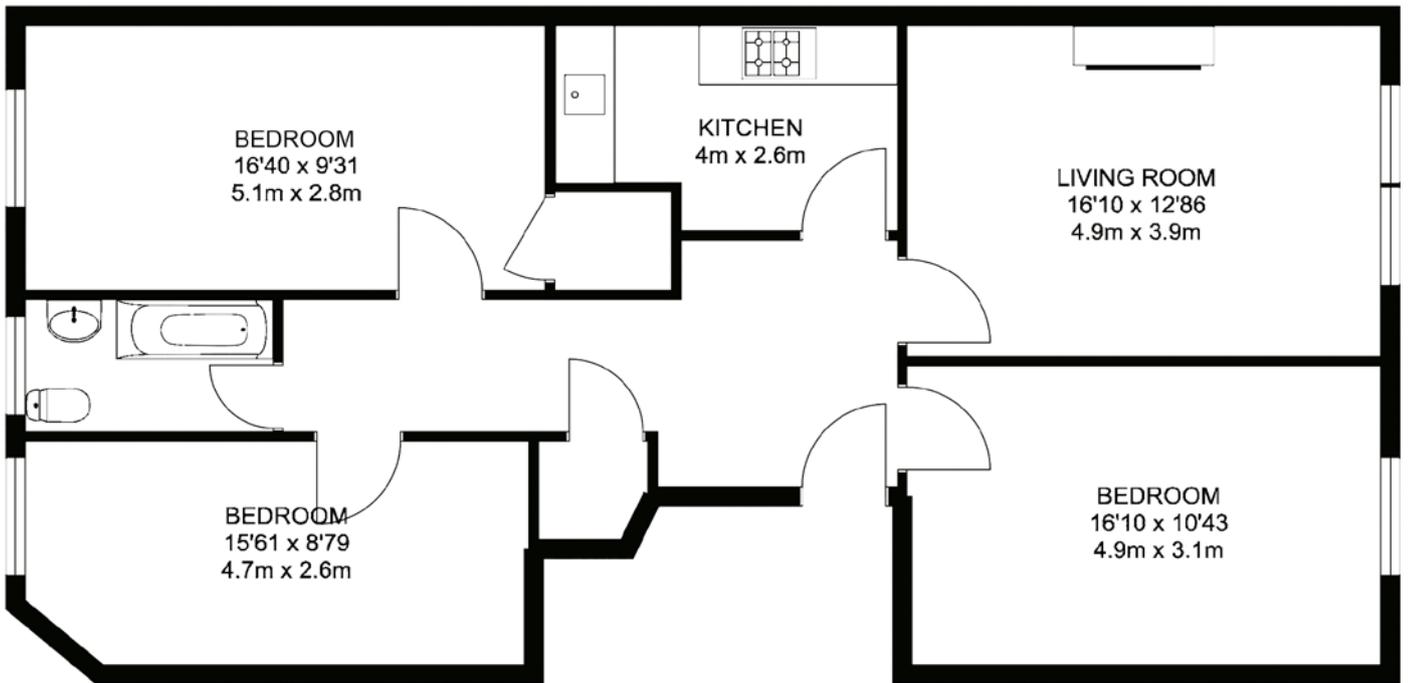
For the commuter, regular bus services take you to the City Centre and surrounding areas. For those travelling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Bridges, whilst Waverley and Haymarket railway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

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32/2 Merchiston Avenue, Edinburgh



TOTAL APPROX FLOOR AREA 1086.29 Sq Ft (100.92 Sq M)
APPROX CEILING HEIGHT: 3.2m
MEASUREMENTS ARE APPROXIMATE
MARKETING PHOTOGRAPHY LTD 2018

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