

**19 Merchiston Gardens
EDINBURGH EH10 5DD**

Offers Over £700,000

- Beautiful bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Four double bedrooms with master featuring en-suite
- Family bathroom fitted with three-piece suite and an electric walk in shower
- Gas central heating
- On-street permit parking
- Access to Merchiston gardens

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £XX



Flat

This rarely available double upper flat, set within the highly regarded Merchiston Gardens, offers a wonderful opportunity to secure a spacious and characterful home in a sought-after location. Rich in period detail and supported by excellent local amenities, the property provides generous accommodation and an inviting atmosphere throughout. Early viewing is recommended, as homes of this type and setting are seldom available.

The accommodation includes a superb bay-windowed lounge, showcasing original cornicing, a decorative centre rose, and an attractive fireplace—creating a warm and welcoming space for everyday living or entertaining. The kitchen/dining room is fitted with a range of floor and wall-mounted units, a gas hob, electric oven, and appliances included in the sale. Across the two floors are four well-proportioned double bedrooms, offering flexibility for family life, home working, or a formal dining room if desired. The principal bedroom features a spacious ensuite fitted with a three-piece suite and electric walk-in shower, while an additional family bathroom—also fitted with a three-piece suite and electric shower—is located on the first floor. The impressive hallway is illuminated by a striking cupola, providing excellent natural light, and offers several useful storage cupboards, including a dedicated utility cupboard. Gas central heating runs throughout the property. Externally, there is a small private front garden, and residents also enjoy access to the beautiful grounds of Merchiston Gardens, offering welcome outdoor space in a highly desirable setting.

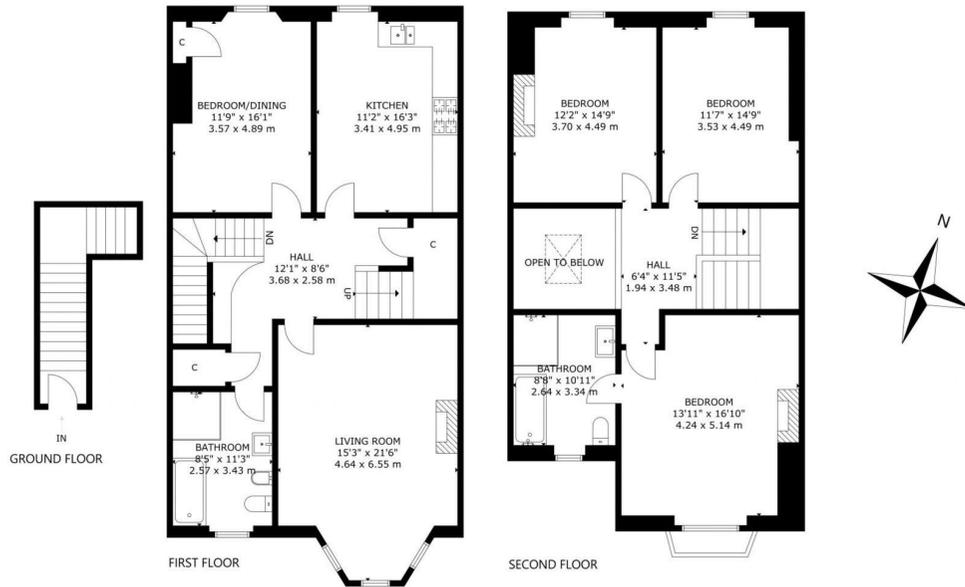
Please note: No warranties are given for systems.

Merchiston is a prestigious residential area located approximately 1.5 miles from Edinburgh city centre. It benefits from excellent transport links, including regular bus services and easy access to the City Bypass, Edinburgh International Airport, and the M8, M9, and M90 motorways. The area is served by excellent schools, both state and private, including George Watson's College and Boroughmuir. A wide range of shopping options are nearby, including Sainsbury's, a 24-hour ASDA, Lidl, Aldi, and a short walk to M&S and Waitrose. Recreational amenities are abundant with Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex—all offering leisure and dining options within easy reach.

Viewing by appointment on 0131 337 1800







19 MERCHISTON GARDENS, EDINBURGH, EH10 5DD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,996 SQ FT / 185 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Property Centre:
 1 Harrison Gardens
 Edinburgh EH11 3NA
 Tel: 0131 337 1800
 Fax: 0131 337 1118

DX ED 92, Edinburgh
 E-mail: property@blaircadell.com
www.blaircadell.com

