





MERCHISTON

12C Merchiston Crescent,
EH10 5AS

VIEWING

By appointment telephone
0131 247 1010.

PRICE

Offers Around £270,000

Well proportioned ground floor conversion within stone villa. The accommodation retains a wealth of period features such as cornices and fireplaces. The accommodation comprises shared entrance vestibule with mosaic tiled floor and timber and glass door into hallway which gives access into the flat. Hallway with storage cupboards. Spacious sitting room with double windows to front with the original timber panelled surround. Marble fire surround with marble insert and hearth with gas fire. Arched display recess with cupboard storage below. Lovely ornate cornice and centre ceiling rose. Spacious dining kitchen with window to rear, having storage cupboard below. The kitchen is fitted with a good range of top and base units which incorporate drawer storage and fitted worktops. Gas hob and electric oven. Sanded and sealed floor. Overhead drying pulley. Ample space within this room for a dining table and chairs. Wall mounted central heating boiler. Study/bedroom two – single room with window to front. Double bedroom with window to rear, having the original timber panel surround and working window shutters. Bathroom fitted with white wc, wash-hand basin and bath with mixer shower attachment and glass shower screen. Wall mounted mirror.

LOCATION

This property is situated in the popular residential area of Merchiston with its excellent selection of local shops. The open spaces of Bruntsfield Links and the Meadows offer plenty of space for walks and there is easy access to the city centre by car or bus. Further leisure facilities at Bruntsfield include a cinema and theatre and there are local schools within walking distance while George Watsons is close by.

INFORMATION NOTE

Please note that this property is sold as seen. No warranties or guarantees will be provided with regard to the working condition of any of the appliances or services. No documentation will be provided with regard to any alterations or replacement windows.

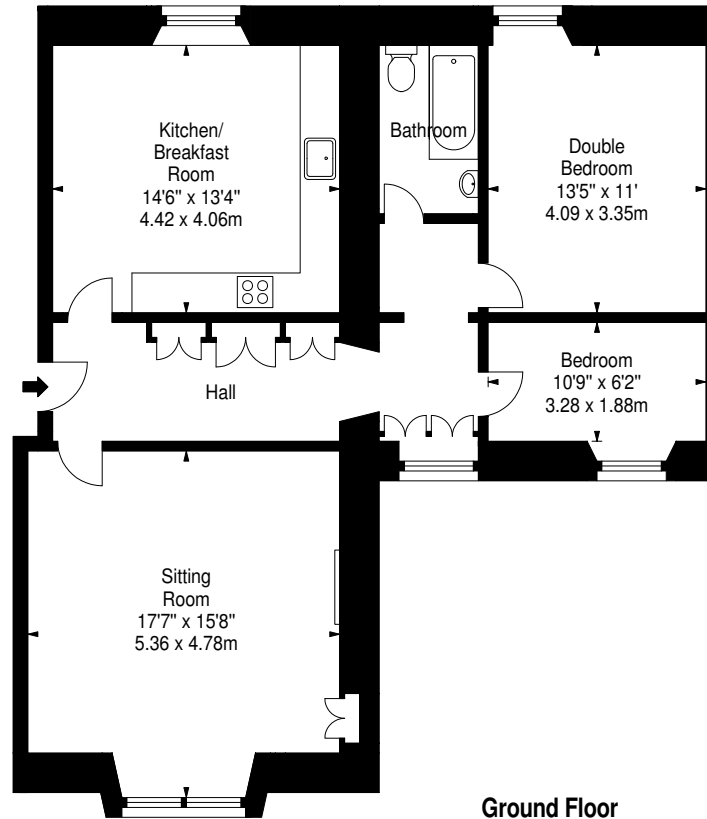
GARDENS

Private gardens to front. Garden Shed included in price.

PARKING

Parking is by means of residents' permit and payable meters.

Merchiston Crescent, EH10 5AS
Approx. Gross Internal Area
937 Sq Ft - 87.05 Sq M



Ground Floor

For identification only. Not to scale.
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MORTON FRASER LLP

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL

Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

