



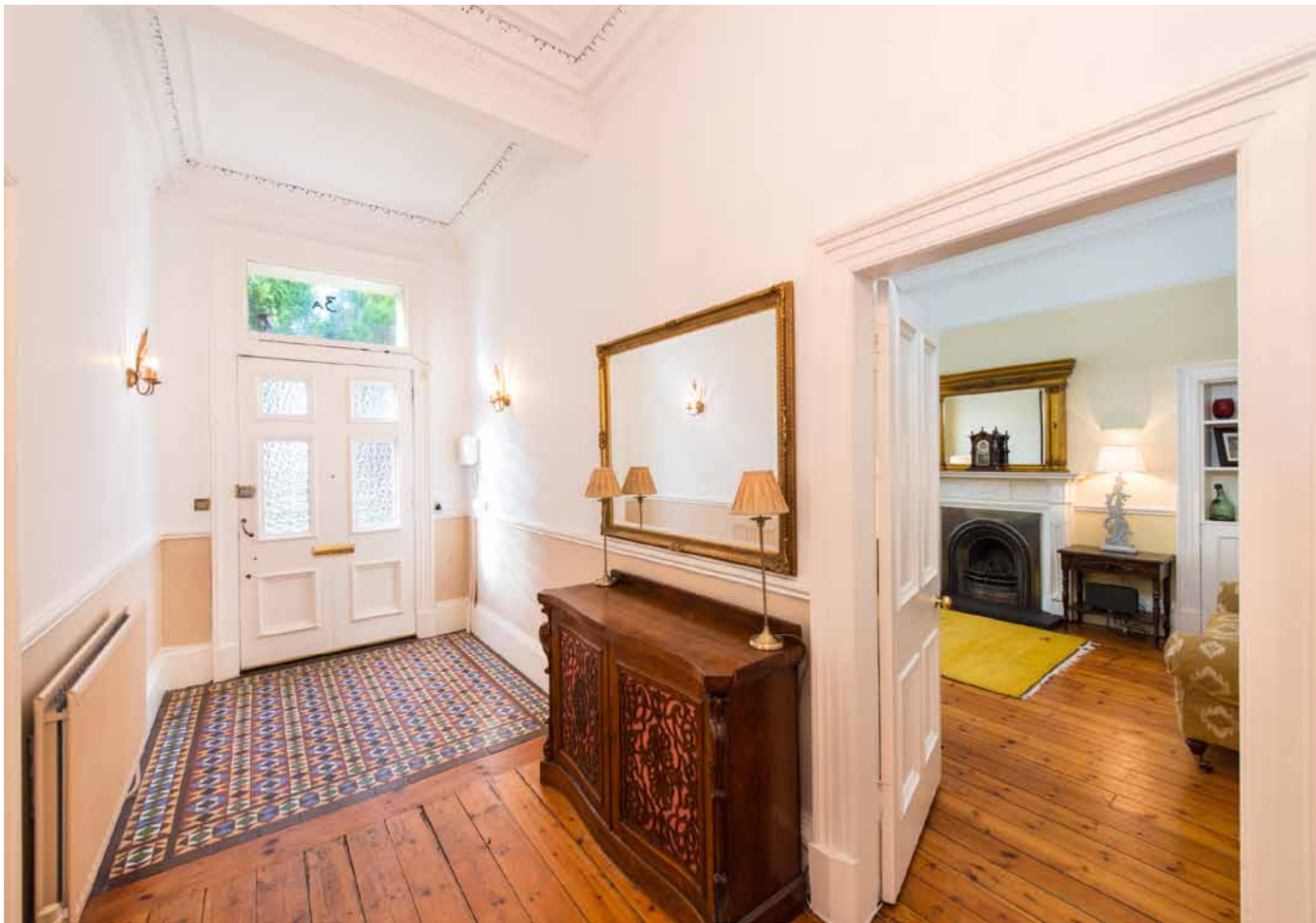
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3A MERCHISTON AVENUE | EDINBURGH



**RETTIE**





A delightful main door, four-bedroom, ground floor conversion, of a substantial detached Victorian villa located in the heart of the highly desirable Merchiston area. The property benefits from private front and rear gardens, gated private access, driveway with tandem garage and provides spacious family accommodation with well-proportioned rooms and wonderful period detail.



3a Merchiston Avenue  
Edinburgh





#### Accommodation:

Original Reception Hall, Sitting Room, Family/Dining Room, Family Dining/Kitchen, Four Bedrooms, Two Bathrooms, Laundry Room and additional Storage.

Outside space: Extremely private and enclosed gardens, front and rear, driveway and tandem garage.

#### Situation:

Merchiston Avenue lies between Bruntsfield and Morningside approximately two miles to the south of the city centre. The area is well located for local shopping in both Morningside and Bruntsfield. On Morningside Road there is a Waitrose and Tesco supermarket, theatre, cinema, a selection of restaurants and pubs, whilst a frequent bus service provides ease of access to the city itself. The property is well placed for both public and private sector schools. Located within the catchment area for Boroughmuir High School whilst George Watson's College, Merchiston Castle, George Heriot's and Napier University are all close by. Bruntsfield Links, Blackford Hill and the Hermitage of Braids offer pleasant walks and there are some excellent golf courses in the vicinity. There is also easy access to the City Bypass, Pentland Hills, Edinburgh Airport and the Central Scotland motorway network.

#### Description:

3A Merchiston Avenue is an extremely spacious, main door, ground floor villa forming part of a detached traditional Victorian mansion house. This beautifully proportioned and presented accommodation, rich in fine period details, offers versatile family accommodation in an extremely popular residential area. Internally it boasts many period features and benefits from recently refurbished contemporary family kitchen and bathrooms. The current owners have full planning consent to extend at the back of the property - Planning Ref no: 13/03378/FUL (expires Oct 2016). The main accommodation is as follows:

- Entrance hallway with mosaic tiled floor at the entrance, ornate plasterwork/cornicing, varnished original wooden floor, linen cupboard off.
- Family dining kitchen, recently refurbished by the current owners, comprising: wall and floor mounted units, integrated Neff appliances – Microwave, 5-ring gas hob, cooker hood, double oven, and dishwasher. Two windows with front garden aspect and wood veneer flooring.





- Family/Dining room adjacent to the kitchen with intricate cornicing, original varnished flooring, recessed window with working shutters.
- Sitting room with feature fire place , inset twin shelf/alcove with cupboards below, ornate cornicing with ceiling rose, bay window with working shutters, original varnished flooring.
- Master bedroom with recessed window and working shutters overlooking the back garden, original varnished flooring.
- Bathroom with shower cubicle, WC, whb, chrome towel radiator, feature inset mirror.
- Bedroom 2, double room with parquet flooring, window aspect to back garden, working shutters, recessed shelves with storage below.
- Utility/Laundry room.
- Back hall with two walk-in storage cupboards and access to back garden.
- Bedroom 3, double room with built-in wardrobe/storage.
- Bedroom 4, is single in size.

#### Garden/Grounds:

- Extremely private enclosed established gardens with lawns, patio area, shrubs and beds, mature trees - gated driveway, tandem garage with electric up and over door (back door access to garden).

Viewing is arranged by appointment only through Rettie & Co on 0131 220 4160

#### Fixtures and Fittings:

Only appliances specifically mentioned in the particulars of sale are included in the sale price. In all other aspects the treatment of fixtures and fittings within the relevant Conveyancing Standard Clauses apply. The chandelier in the hall is not included within the sale of the property.

#### Services:

Mains water, mains drainage, gas, electricity, and telephone (subject to BT regulations). Gas heating. ADT monitored alarm system.











Postcode:

EH10 4NT

Outgoings:

Council Tax Band Category: G

EPC: E

Misrepresentations:

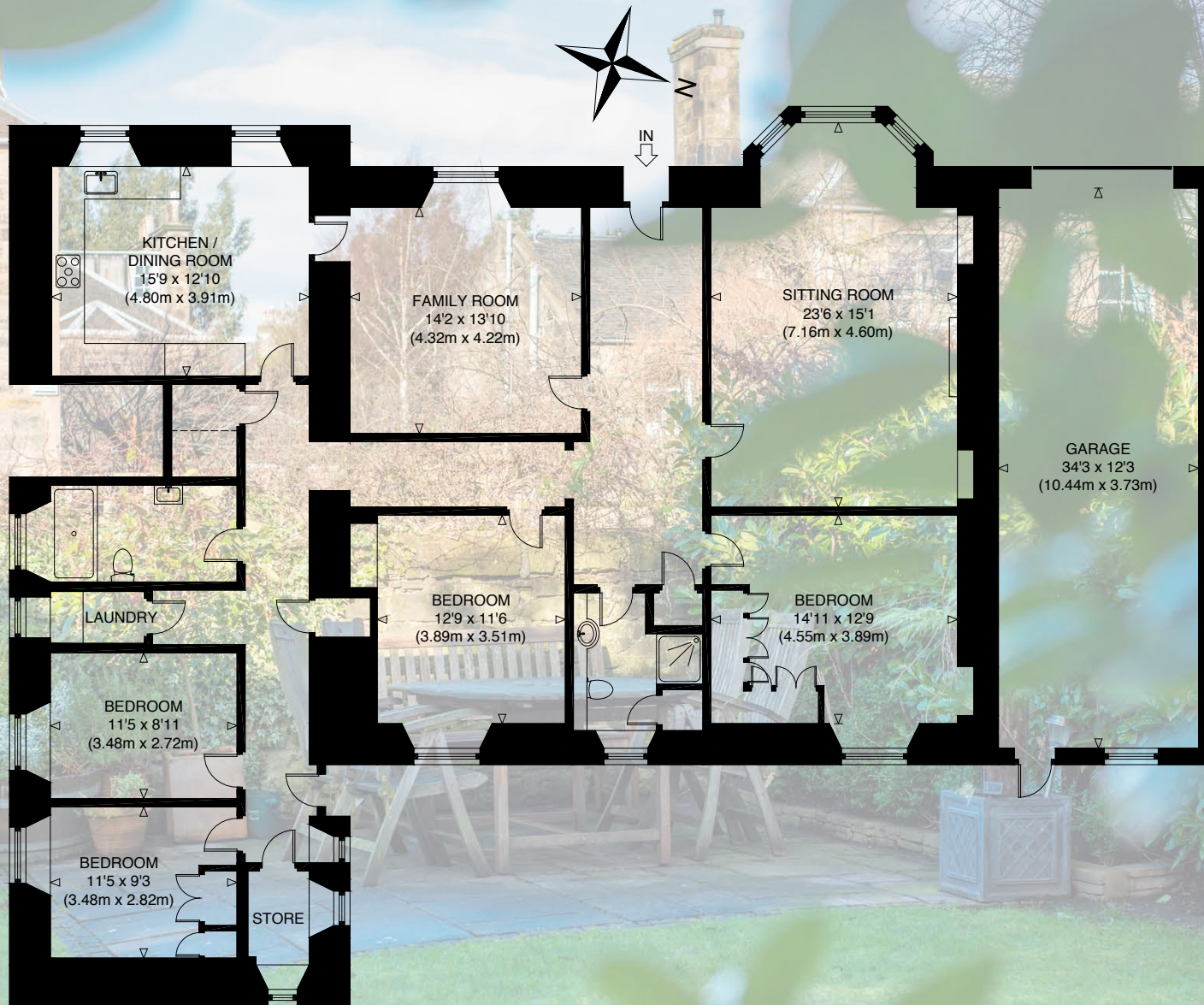
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Particulars prepared February 2016 – First Issue



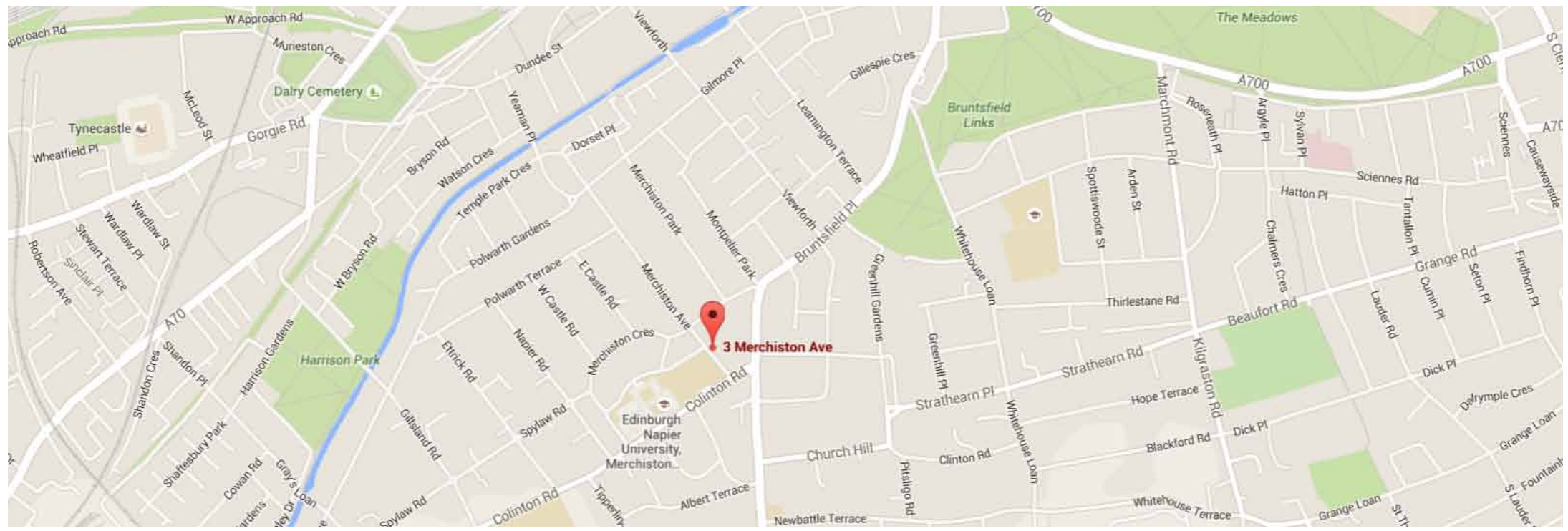


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2546 SQ FT / 236.5 SQ M

MERCHISTON AVENUE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2546 SQ FT / 236.5 SQ M  
(INCLUDING GARAGE)

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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