CHARMING END OF TERRACE FAMILY HOUSE IN A SUPERB LOCATION

10 MERCHISTON BANK GARDENS
MERCHISTON, EDINBURGH, EH10 5EB
Location
Merchiston Bank Gardens is nestled quietly in a secluded setting in the heart of Merchiston, one of Edinburgh’s most sought after residential areas, approximately two miles south-west of the city centre. This is a high amenity area containing some of the city’s finest houses. There is excellent local shopping and a wide choice of bars and restaurants in both Bruntsfield and Morningside nearby, as well as a Waitrose supermarket off Morningside Road. Additionally, there is a local theatre and cinema while all the other cultural amenities of the city centre are also within easy reach. There is convenient access to the city bypass connecting to Edinburgh airport and the Central Scotland Motorway Network, while Haymarket Station with regular train services to Glasgow is also within easy reach.

Description
10 Merchiston Bank Gardens is a charming stone built end of terrace family house in a highly sought after location. The house is lovely and bright with aspects to the east and west allowing for plenty of natural light throughout the day. There is an abundance of period charm and the property retains many of its original features with many typical of the era in which it was built. The accommodation is well suited to modern family living with flexible and well proportioned living and reception space set over three floors. Of particular note is the west facing, first floor drawing room with stunning views toward the Pentland Hills and over West Edinburgh. On the ground floor there is a welcoming reception hall which leads to the sitting room and the spacious open plan kitchen/dining room with Raeburn and a utility room off. There are four bedrooms on the upper floors which are serviced by a family bathroom. In addition, there is good storage space throughout the house.

Externally, to the front of the house a gated path leads to the front door and there is a lovely garden area predominantly laid to lawn. To the rear there is an enclosed walled garden which can be accessed from the side of the house and from the utility room.
Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

General Remarks
Listing The property is not listed but lies within the Merchiston and Greenhill Conservation Area.
Fixtures & Fittings Light fittings and all white goods are included in the sale. The washing machine is excluded.
Viewing Strictly by appointment with Savills - 0131 247 3719.
Possession To be by mutual agreement.
Offers Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

CT01052017

Gross internal area (approx): 2,122 sq ft, 197.13 sq m

Ground Floor

First Floor

Second Floor

10 Merchiston Bank Gardens,
Edinburgh,
Midlothian, EH10 5EB

Gross internal area (approx)
197.13 sq.m (2122 sq.ft)

For Identification Only. Not To Scale.

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