Location
The highly coveted residential area of Merchiston is characterised by broad tree-lined avenues and substantial properties set within large gardens. The local amenities of Bruntsfield and Morningside are close at hand and offer an extensive range of convenience shops, restaurants and bars, banks, post offices and both a Tesco Metro, Sainsbury's Local and Waitrose. Edinburgh and Napier Universities are also close by. The wide open spaces of Bruntsfield Links, The Meadows and the Union Canal Walkway are all close by and Blackford Hill and the Hermitage of Braid are within a few minutes drive. There is a wide choice of quality golf courses in the vicinity. Furthermore, there is easy access via the city bypass to Edinburgh International Airport, Forth Road Bridge and the national motorway network. The property is well placed for excellent schooling in both the state and private sectors.

Merchiston
16/1 Blantyre Terrace, Edinburgh, EH10 5AE

Offers Over £365,000
Viewing Sun 2-4 or by appt tel Agent 0131 525 8666

Description
Forming part of an impressive converted Victorian townhouse, this superb ground floor flat is located in the highly sought after residential area of Merchiston. The property lies within easy reach of a wide variety of amenities and the City Centre. The interior of the property now requires some upgrading and modernisation but offers great potential. The property benefits from a lovely enclosed rear garden and internally it retains some charming period features such as working shutters, decorative cornicing and attractive fireplaces.

The property is reached by way of a shared entrance vestibule. The spacious accommodation comprises - hall with two large walk-in storage cupboards; sitting room with a bay window to the front and a hatch to the dining room; dining room leading through to the kitchen fitted with base and wall mounted units and in turn providing access to the rear garden; two double bedrooms (one currently in use as a workshop); bathroom and separate WC.

Impressive 2 bedroom ground floor garden flat located in the desirable area of Merchiston
Garden
To the front of the property is an area of private garden and to the rear is a delightful enclosed south-east facing garden mainly laid out as a patio with an area of decking and beds of vegetables and fruits.

Parking
On street there is ample zoned residents’ parking.

Fixtures and Fittings
All fitted carpets, curtains, curtain poles/rails, light fittings and cooker are included in the sale price. The garden shed is also included in the sale.

Services
The property is heated by gas central heating.

School Catchment Areas
The property lies in the catchment area for Bruntsfield Primary School and Boroughmuir High School.

EPC Rating E

Home Report
The Home Report is available to be downloaded from our website www.edinburghprimeproperty.com. The condition of the property and any material matter is disclosed in the Home Report.