




McEwan Fraser Legal

Solicitors & Estate Agents

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19 Harrison Road

EDINBURGH, EH11 1EG

THE LOCATION

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The prestigious residential area of Merchiston is conveniently located beside Harrison park and union canal and less than one mile due west of Princes Street.

The property is within a two-minute walk from Harrison Park with its football pitches as well as Merchiston Tennis and Bowling Club. The Union Canal lies within close walking distance, giving access to the Water of Leith cycle and walking paths.

There are a variety of local shops and amenities including a Margiotta as well as doctor and dentist surgeries and a chemist within 200m of the property itself. A choice of cinemas, theatres, restaurants and full leisure centre is situated within a short walk at Fountain leisure park. Nearby Harrison park offers extensive grassy open spaces for recreation with a number of jogging paths and tennis courts.

The property is within ten to fifteen minutes walking distance of Haymarket train station. Regular bus services operate to and from the city centre, whilst fast road networks lead to the City Bypass and ultimately motorways, Edinburgh International Airport and the Forth Road Bridge.

As regards education, locally there is an excellent selection of both state and private primary and secondary schools.



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McEwan Fraser Legal is delighted to present this five-bedroom terraced townhouse in Edinburgh's ever-popular Merchiston Area. This period property is in good condition throughout and will make a fantastic family home.

Inside, the property comprises of:

- Spacious living room with room on the ground level which has a large bay window that floods the room with natural light.
- Fully equipped modern kitchen with ample floor and wall mounted units, and has a great outlook to the rear garden.
- Handy utility room off the kitchen to house the washing machine and tumble dryer if required, while also providing additional storage.
- The dining room/family room which is accessed via the kitchen is a flexible room that can be used however the purchaser desires. This room has lovely private views while also providing access to the rear garden.
- The property benefits from 5 good sized bedrooms of which, one bedroom is located on the ground floor and could be utilised as a home office. The master bedroom has a stunning bay window and cornice.
- The bathroom has been turned into a wet room and is accessed via the first-floor hallway. There is a second family bathroom with four-piece suite located on the ground floor.

In addition, the property includes on-street residents parking, central heating, period features and a private rear garden. The garden is tiered and has a lovely decked area and a little pond. This is a keen gardeners dream garden as there is lots of potential.



Dining/Family Room



Bedroom 5



Bathroom



Master Bedroom



Bedroom 2



Bedroom 3



Bedroom 4



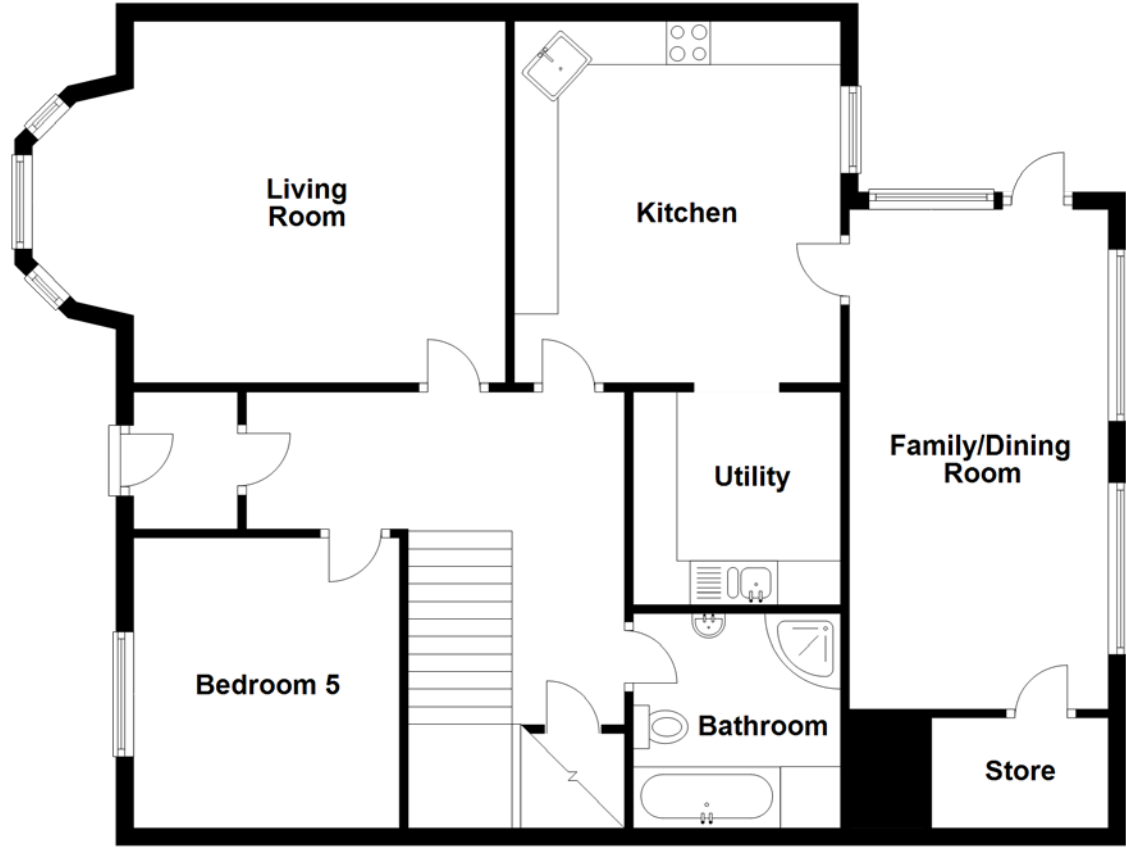


Wet Room



Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Living Room	5.41m (17'9") x 4.13m (13'7")
Kitchen	4.13m (13'7") x 3.73m (12'3")
Utility	2.43m (8') x 2.37m (7'9")
Family/Dining Room	5.70m (18'8") x 2.96m (9'9")
Store	2.02m (6'8") x 1.26m (4'2")
Bedroom 5	3.38m (11'1") x 3.04m (10')
Bathroom	2.45m (8') x 2.37m (7'9")
First Floor	
Master Bedroom	5.38m (17'8") x 4.72m (15'6")
Bedroom 2	4.17m (13'8") x 3.86m (12'8")
Bedroom 3	4.57m (15') x 3.35m (11')
Bedroom 4	3.49m (11'5") x 2.57m (8'5")
Wet Room	2.57m (8'5") x 1.49m (4'11")

Gross internal floor area (m²): 176m² | EPC Rating: D

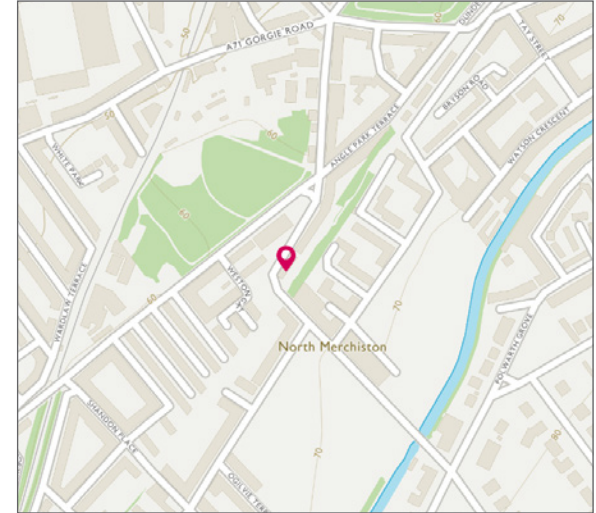


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