

11 Harrison Road

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*Spacious Terraced Home in Edinburgh's
Desirable Merchiston Area*



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McEwan Fraser Legal is delighted to present this six-bedroom terraced townhouse in Edinburgh's ever-popular Merchiston Area. the property is in excellent condition having served as a guest house for a number of years.

THE KITCHEN



- Fully equipped modern kitchen with freestanding dishwasher and fridge freezer whilst benefitting from integrated fan oven as well as the gas hob this kitchen is very functional and has a great outlook to the rear garden.

THE LOUNGE



- Spacious living area with room on the ground level which has a large bay window that floods the room with natural light. In addition to the living room, you also benefit from a further two public rooms on the ground level.
- The dining room and conservatory which is accessed via the dining room. The conservatory provides both utility area which is situated under the stairs and is fully plumbed in as well as providing access into the well proportioned and well maintained rear garden



THE DINING ROOM



THE CONSERVATORY



BEDROOM 1



- The property benefits from six good sized bedrooms of which, three bedrooms benefit from en-suite facilities.
- Six bathrooms or shower rooms within the property. Coming from three en-suites three main bathrooms including the basement.



BEDROOM 2



BEDROOM 3





BEDROOM 3 & 1st FLOOR BATHROOM



BEDROOM 4



BEDROOM 5



BEDROOM 6



2nd FLOOR BATHROOM



BASEMENT BEDROOM



- The basement is accessed via the ground floor hallway. The lower ground floor has a bedroom, office, living area and bathroom, three walk-in storerooms and provides flexible living accommodation

BASEMENT OFFICE



BASEMENT BATHROOM



THE GARDENS

- In addition, the property includes on-street residents parking, central heating and full double glazing making for a warm and cost-efficient family home all year round.



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Basement

Bedroom	3.35m (11') x 2.83m (9'3")
Office	4.73m (15'6") x 3.02m (9'11")
Bathroom	3.13m (10'3") x 2.39m (7'10")

Ground Floor

Lounge	4.35m (14'3") x 4.27m (14')
Dining Room	3.60m (11'10") x 3.47m (11'5")
Conservatory	3.76m (12'4") x 3.28m (10'9")
Kitchen	3.35m (11') x 2.54m (8'4")

First Floor

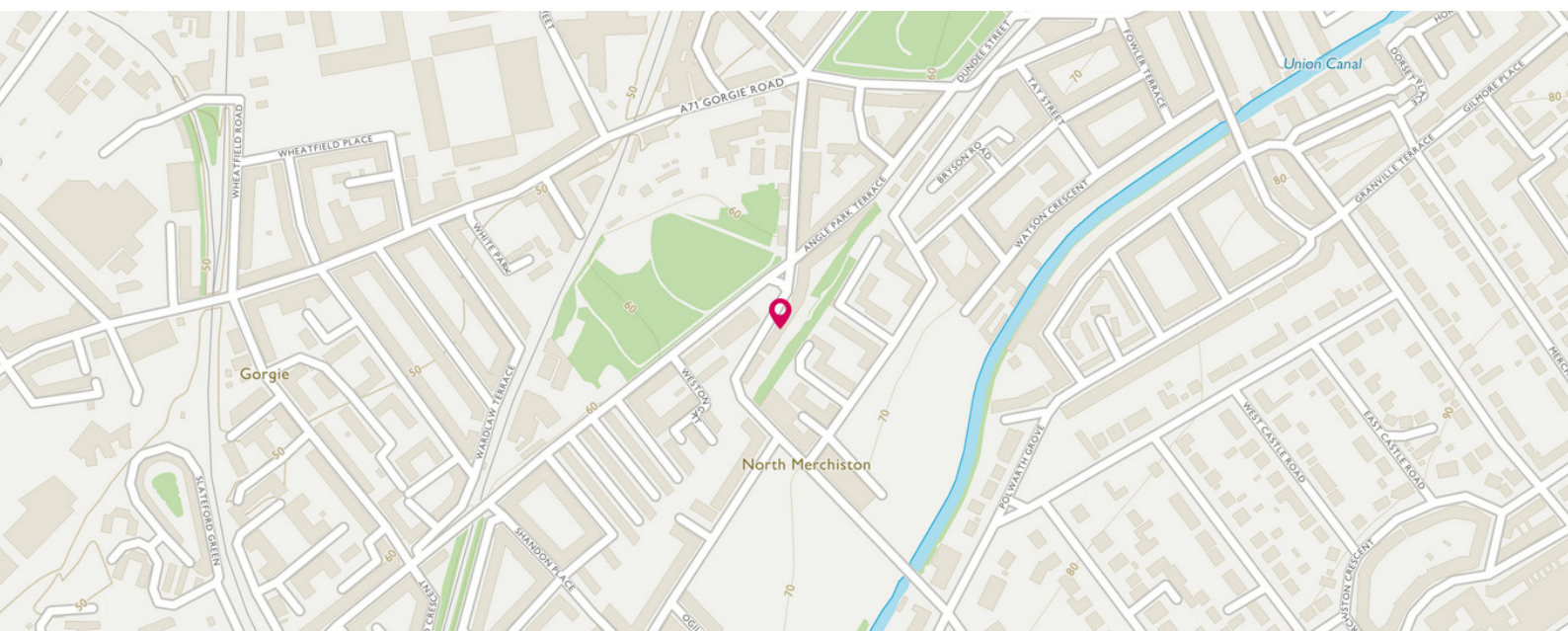
Bedroom 1	3.57m (11'9") x 2.92m (9'7")
Bedroom 2	3.63m (11'11") x 3.59m (11'9")
Bedroom 3	3.18m (10'5") x 2.64m (8'8")
Bathroom	2.60m (8'6") x 1.88m (6'2")

Second Floor

Bedroom 4	3.80m (12'5") x 3.78m (12'5")
Bedroom 5	3.80m (12'6") x 3.33m (10'11")
Bedroom 6	2.96m (9'9") x 2.54m (8'4")
Bathroom	2.96m (9'9") x 1.82m (6')

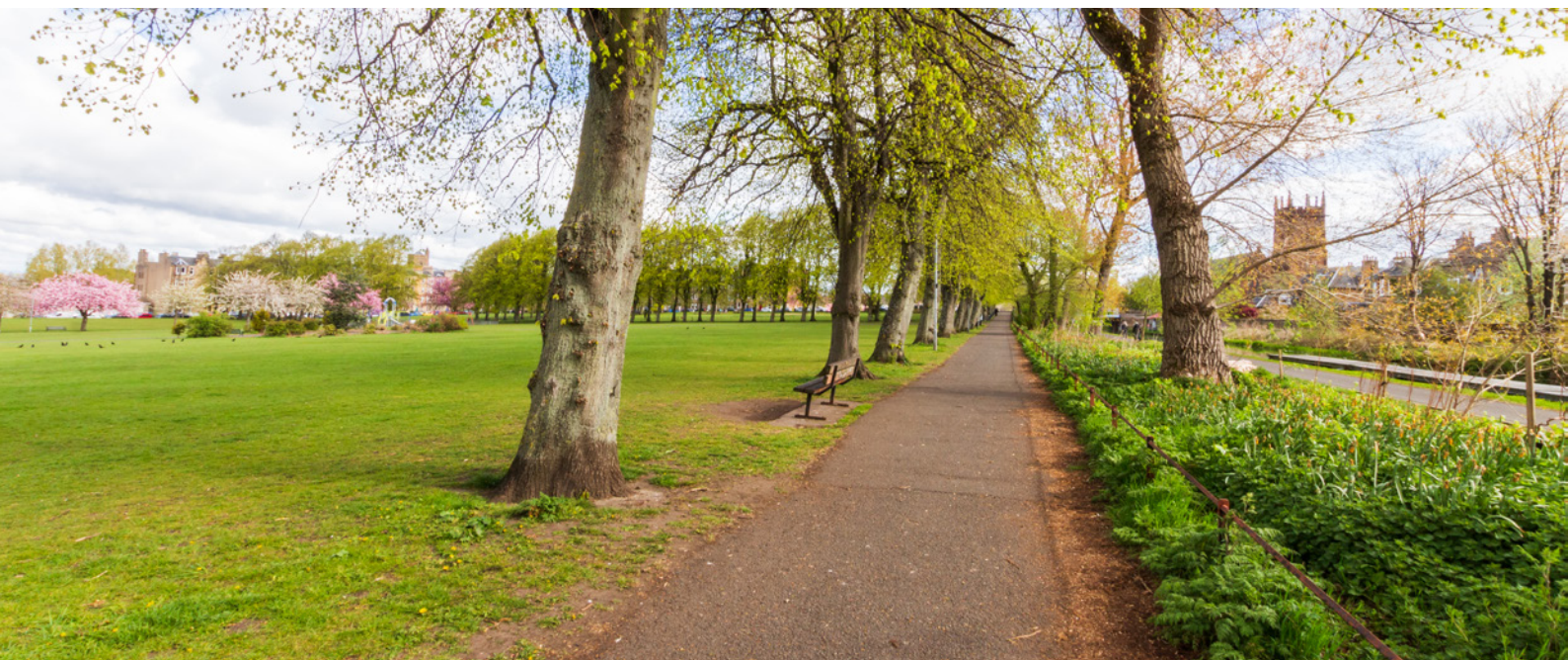
Gross internal floor area (m²): 190m²

EPC Rating: D



THE LOCATION

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.





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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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