



RALPH HENDRIE LEGAL

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"MERCHISTON"

"OUTSTANDING THREE BEDROOM PENTHOUSE APARTMENT, SET WITHIN LARGE MANSION GROUNDS WITHIN THE EXCLUSIVE MERCHISTON AREA, OFFERING PARTICULARLY SPACIOUS ACCOMMODATION, SOUTH-EAST FACING BALCONY & SECURE RESIDENTS PARKING"

Offers Over
£580,000

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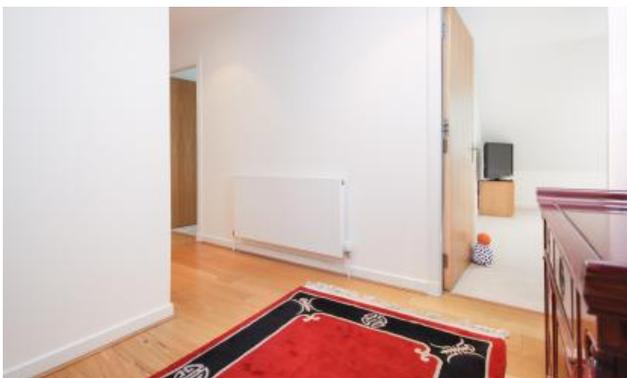


Set with-in the grounds of a large mansion house in desirable Merchiston, this rarely available three bedroom apartment offers a stunning city home, on the second (top) floor of a modern extension block, with the added bonus of private residents' parking (via electric gates) and extensive beautifully landscaped grounds. There is a secure entry-phone system with lift/stair access to the airy second floor landing, from here the door opens into a good-sized reception hall with a cloak cupboard. Warm oak engineered flooring flows throughout the main reception areas, where at the heart of the home is the vast open-plan living/dining room and kitchen, where skylight windows flood the space with natural light, along with a set of south-east facing patio doors, leading onto a secluded balcony, overlooking the lovely gardens. The spacious living area allows for various furniture configurations, with the dining area conveniently placed next to the semi-open plan kitchen. Fitted with a range of stylish units and granite worktops the kitchen comes replete with a full range of integrated appliances, the laundry white goods can be hidden away in a handy utility cupboard in the hall. Across the hall are three excellent double bedrooms, with feature 'velux' skylight windows and built-in wardrobes. An extravagant master suite, also features a 'must-have' walk-in closet and luxury four-piece en-suite bathroom. Completing the accommodation is a pristine three-piece bathroom, which features a shower-over-bath with a glass screen and wall-hung vanity basin unit. Double glazing and gas central heating provide home comfort and efficiency all year round. Externally, there are extensive gardens, which are beautifully landscaped, with a small, hidden apple orchard and secure residents parking area to the front with electric gates.

Please call 0131-370-0470 to make an appointment to view



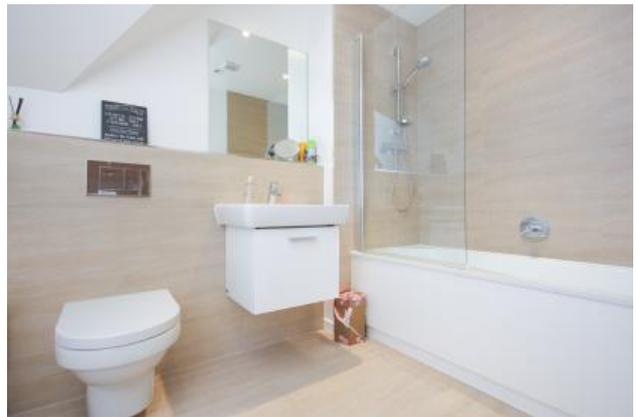
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MERCHISTON

The leafy suburb of Merchiston, is a highly regarded location with treelined avenues, grand mansions and superb schools, an ideal central location, only 1.5 miles south of the city centre. Bordering the well heeled neighbourhoods of Morningside and vibrant Bruntsfield, there is so much to offer on your door step. Bruntsfield has a bustling cafe/bar culture, with independent specialist eateries and shops. The wide open spaces of Bruntsfield Links and the Meadows, offer a pitch & putt and tennis, with fabulous walks found on the nearby Union Canal. Easy access to all of Edinburgh's entertainment, including theatres, galleries and, of course, Edinburgh International and Fringe Festival venues. Excellent schooling is provided both in the public and private sectors, with the well regarded Boroughmuir High School, Bruntsfield Primary and the private, George Watsons College. Edinburgh Napier Universities, Merchiston Campus is close by, along with easy access to all the main Edinburgh University campuses. Excellent regular bus routes, service the area, however everything is easily accessible by foot.



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