
84/1
Myreside Road
Edinburgh
EH10 5BZ
CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS


CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS





Connell & Connell are delighted to bring to the market this rarely available and exceptionally well-presented two-bedroom ground-floor apartment, complete with a private single garage, situated within the highly sought-after residential district of Merchiston.

Occupying an attractive position within a peaceful and established residential setting, this appealing home enjoys access to the beautifully maintained Merchiston Private Gardens (modest annual feuars fee payable). Further benefits include double glazing, gas central heating, a secure entry system, ramp access to the building and residents' on-street permit parking.

The property offers spacious and versatile accommodation, ideally suited to a range of purchasers, including professionals, downsizers and those seeking the convenience of ground-floor accessible living.
Internally, the accommodation comprises:

- welcoming entrance hallway - tiled entrance hallway with underfloor heating provides access to all principal rooms, together with a separate WC and excellent built-in storage.
- spacious living and dining area - generously proportioned living room overlooking the attractive, low-maintenance front garden, creating a bright and comfortable living environment. The room opens into a separate dining area, offering excellent flexibility and the potential, subject to the necessary consents, to be reconfigured as a third bedroom.
- well-appointed kitchen - fitted with a range of base and wall-mounted units, complemented by an integrated oven, hob and extractor hood. Further features include tiled flooring and full height wall tiles, together with plumbing for a dishwasher.
- two double bedrooms - both generously proportioned double bedrooms benefit from built-in wardrobes and ample space for additional freestanding furniture.
- contemporary wet room - beautifully finished with full-height tiling and comprising a WC with concealed cistern, wall-mounted wash-hand basin, heated towel rail and useful storage.
- private single garage - featuring an electric up-and-over door, providing secure parking or valuable additional storage space.
- front garden – a private low maintenance front garden offers outdoor seating space. A secluded drying area is also available.

This attractive apartment combines generous proportions, excellent storage, convenient ground-floor accessibility and a prime location within one of Edinburgh's most desirable residential areas. With local amenities, excellent transport connections, green open spaces and the city centre all within easy reach, this represents a rare opportunity to acquire a well-appointed home in the heart of Merchiston.

2 2 2


CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS


CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS







CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS



CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS



CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS

Situated within the prestigious and leafy suburb of Merchiston, one of Edinburgh's most desirable residential districts, the property enjoys an enviable location approximately three miles south-west of the city centre. Renowned for its attractive tree-lined streets, period architecture and excellent local amenities, Merchiston continues to appeal to professionals, families and academics alike.

An excellent selection of everyday conveniences can be found nearby, while the neighbouring districts of Bruntsfield, Polwarth and Morningside offer an appealing mix of independent boutiques, artisan cafés, restaurants and specialist retailers. Larger supermarkets and well-known retailers, including Waitrose and Marks & Spencer Foodhall, are also readily accessible, ensuring that everyday shopping requirements are well catered for.

The area benefits from superb transport connections, with frequent bus services providing convenient access to Edinburgh city centre, the financial district and Haymarket Station. For commuters, the City Bypass, Edinburgh Airport, the Queensferry Crossing and Scotland's motorway network are all within easy reach.

Residents are spoilt for choice when it comes to leisure and recreational opportunities including Meggetland Sports Complex and Craiglockhart Tennis Court. Nearby Fountain Park leisure complex offers cinema, fitness club and bowling facilities as well as popular restaurants. Edinburgh Quay, with its attractive waterfront setting, provides a further choice of bars, cafés and eateries.

The property's location is equally appealing for those who enjoy outdoor pursuits. Harrison Park, Bruntsfield Links, The Meadows, the Union Canal and the picturesque Water of Leith Walkway are all within easy reach, providing extensive green spaces for walking, running and cycling. Several well-regarded golf courses are also located nearby.

The area is particularly well placed for access to both Edinburgh Napier University and the University of Edinburgh, making it an attractive location for academic professionals and students alike. Schooling is well represented across both the state and independent sectors, with several highly regarded institutions nearby. Notably, the property is just moments from the renowned George Watson's College, one of Scotland's leading independent schools.

Combining a wealth of local amenities, excellent transport connections, highly regarded schooling and an abundance of green space, Merchiston offers an exceptional lifestyle in one of Edinburgh's most established and sought-after residential neighbourhoods.

CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS

EPC Band- C

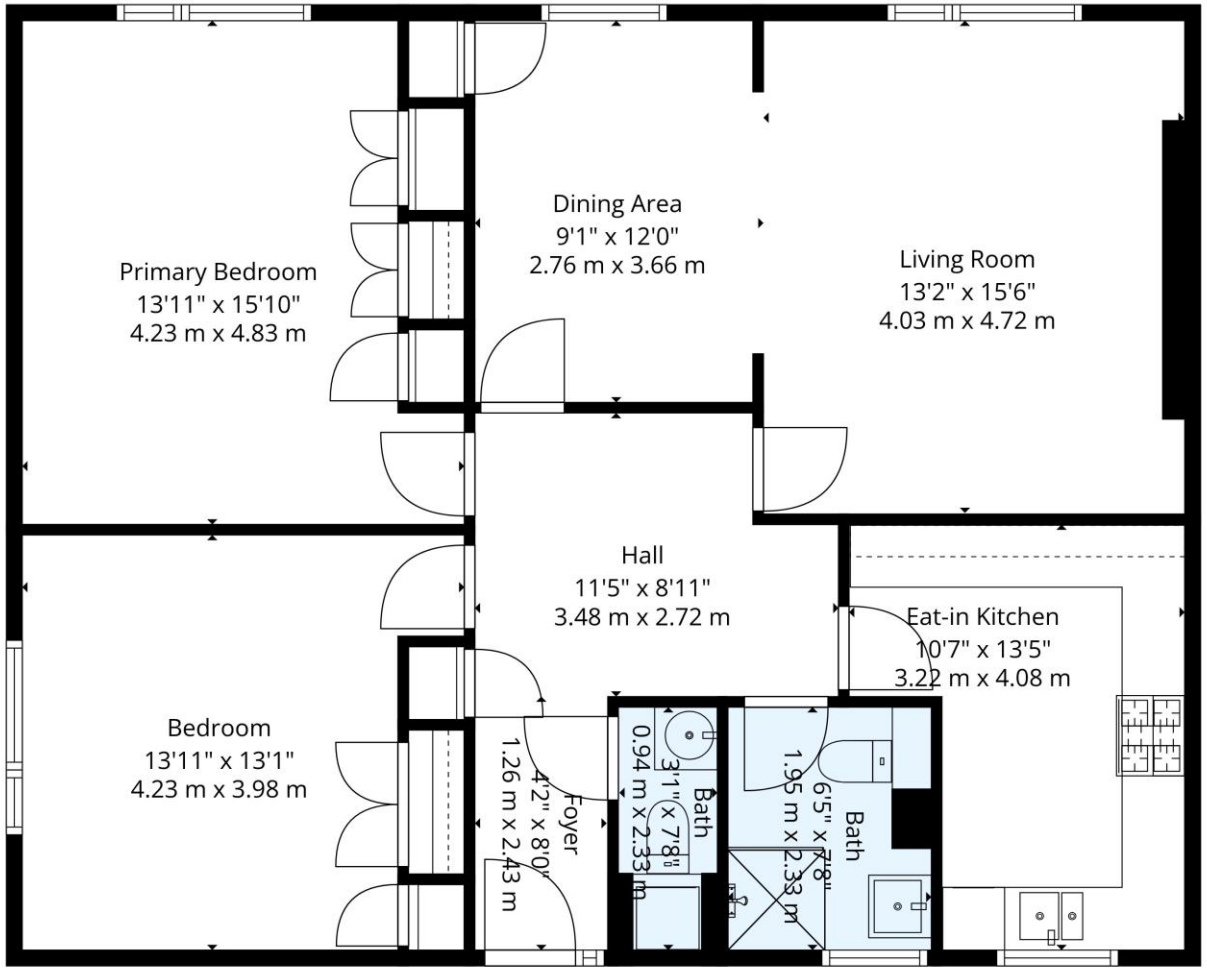
Council Tax Band- E

Extras: All fitted flooring, blinds and integrated appliances are included in the sale









Total: 1068 sq. Ft, 99 m2
Ground Floor: 1068 sq. Ft, 99 m2
Excluded Areas: Walls: 66 sq. Ft, 6 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

N

CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS



CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS

Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

ESPC
espc.com