



Merchiston Crescent, Edinburgh, EH10

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# A substantial four bedroom apartment located in **one of Edinburgh's most prestigious and sought-after areas**, offering generous living space and an enviable location.

This spacious four bedroom apartment is situated on the second floor of a Victorian crescent in a desirable area, known for its proximity to the vibrant hubs of Bruntsfield and Morningside. The location provides easy access to a wide range of independent shops, restaurants, cafés, and the large green spaces of the nearby Meadows.

The property benefits from an advantageous corner position, with a leafy and unobstructed outlook offering multiple views: over the well-maintained communal gardens to the rear, down a quiet side lane, and across the peaceful street from the original sash windows. The expansive double bay windows in the front-facing living room allow for plenty of natural light throughout the day, enhancing the sense of space.



Offers Over	Tenure	Local Authority	Council Tax
£580,000	Freehold	The City of Edinburgh Council	Band F



Many original features remain intact, including high ceilings, stripped wooden floors, cornice detailing, and period fireplaces, all adding to the property's character. With its excellent location, just minutes from the city centre and its cultural amenities, this apartment offers a rare combination of space, light, and convenience in a central setting.

## Features

- Envious corner position
- Numerous period features
- Four bedrooms
- On street permit parking
- Two bathrooms
- Shared, well maintained garden
- Large kitchen with separate utility

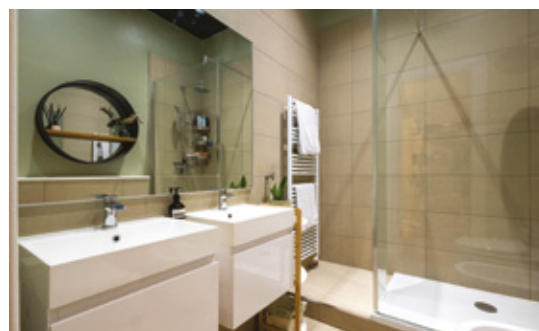
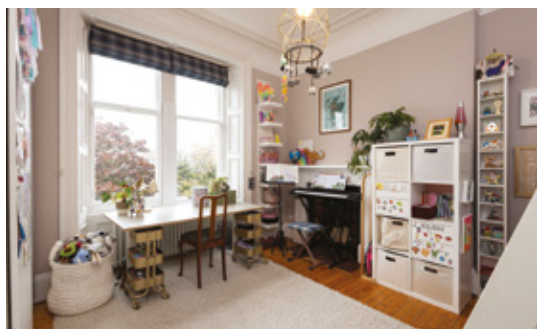
## Location

The property has immediate access to the lively hub of Bruntsfield, a much sought after area of Edinburgh. Lying approximately one mile to the south of the city centre you will find a cosy, village atmosphere with an excellent array of fashionable eateries, bars and coffee shops as well as convenience stores, banks and speciality shops to explore.

There is also excellent state school provision within the catchment area, with private schools such as Merchiston Castle, Fettes College George Watson's and George Heriots all well within reach.

Ample open green space is easily accessible, with the Meadows and Bruntsfield Links only a five-minute walk from the property. Bruntsfield is well served by the city's efficient bus network and excellent cycle paths and routes.

The property is well situated for the City's business and commerce centres at Lothian Road and Fountainbridge as well as the Universities, theatres, cinemas, golf courses and swimming pools.

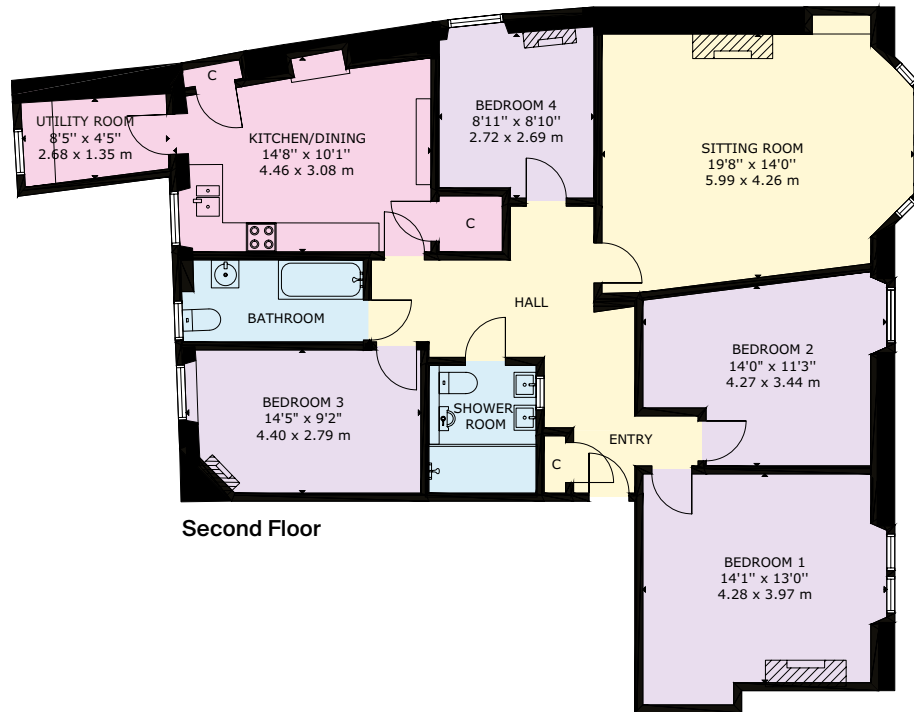


## Approximate Gross Internal Floor Area

1,411 sq ft / 131 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor



## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



**Knight Frank Edinburgh**  
80 Queen Street

Edinburgh  
EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Ricardo Volpi**

0131 222 9600

[ricardo.volpi@knightfrank.com](mailto:ricardo.volpi@knightfrank.com)

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated September 2024.

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