



Ettrick Loan, Edinburgh, EH10

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An impressive **contemporary** **five bedroom family home** with a spacious, private garden and a large conservatory.



**Offers Over** £1,025,000    **Tenure** Freehold    **Local Authority** The City of Edinburgh Council    **Council Tax** Band H



Ettrick Loan is a well-proportioned five bedroom detached family home in the heart of Merchiston. The house offers lovely bright and spacious accommodation throughout, with three fabulous reception rooms, a large utility room and a substantial conservatory with direct access into the garden. There is also a bedroom with shower room on the ground floor which is great for ground floor living but could also be used as a study. Upstairs, the property boasts four double bedrooms, the principal with en suite, and a family bathroom.







## Location

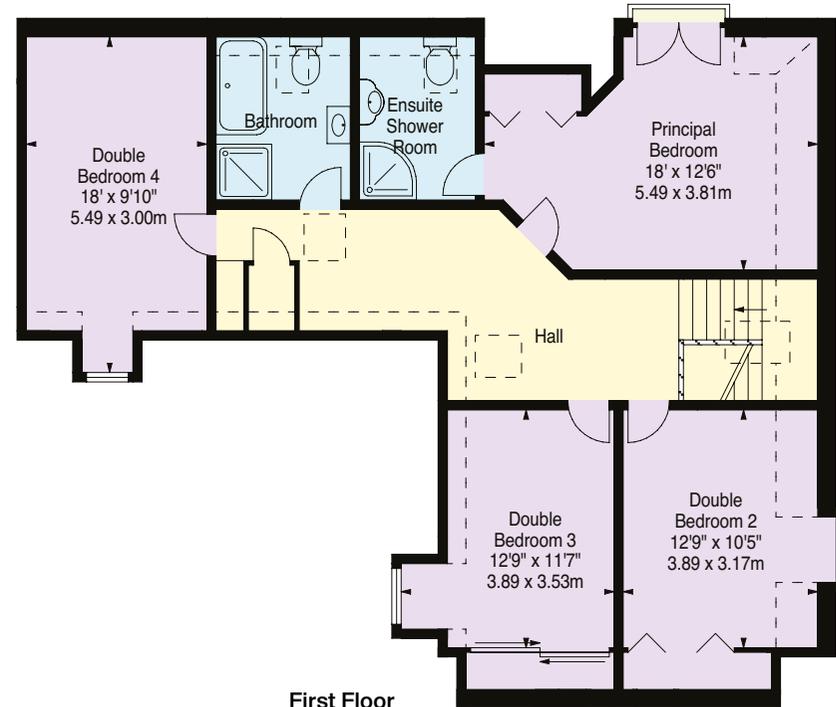
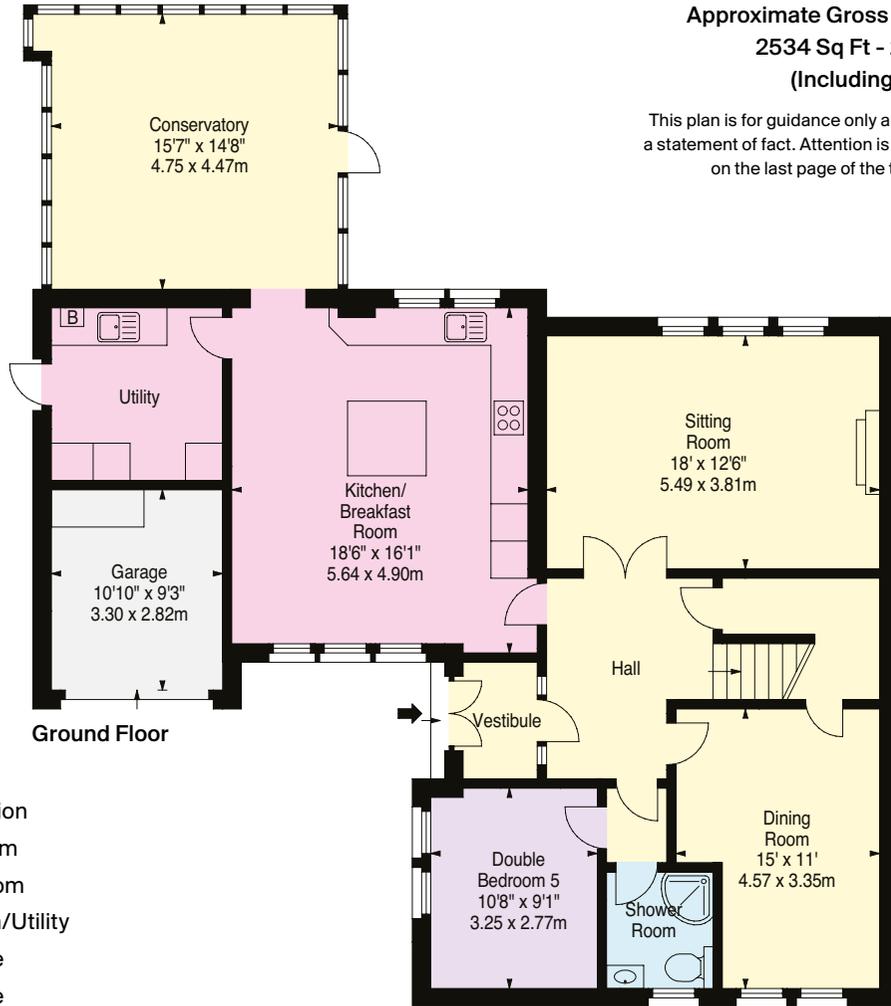
Ettrick Loan lies in the highly coveted residential area of Merchiston, a few miles south of Edinburgh city centre. The area is characterised by broad tree-lined avenues and substantial properties set within large gardens. Bruntsfield and Morningside are within walking distance and offer an extensive range of local amenities including restaurants and bars, cafes, shops and a Waitrose. The area has many well-established schools both public and private including George Watsons College, Bruntsfield Primary and Boroughmuir High School. Edinburgh and Napier Universities, the wide-open spaces of Bruntsfield Links and The Meadows are all close by. Harrison Park is also a stone's throw away, along with the Union Canal, both beautiful locations for walks and recreational activities. Local facilities include golf courses and tennis courts with Blackford Hill and the Hermitage of Braid within a few minutes' drive for lovely walks. There is easy access via the city bypass to Edinburgh International Airport, Queensferry Crossing and the national motorway network, and convenient bus services to most parts of the city and Edinburgh City Bypass.

## 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.

**Approximate Gross Internal Floor Area**  
**2534 Sq Ft - 235.41 Sq M**  
**(Including Garage)**

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

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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 September 2023. Photographs and videos dated September 2023.

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