

Solicitors & Estate Agents

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■ MACRAE
■ FLETT &
■ RENNIE

MERCHISTON

4/1 DORSET PLACE, EDINBURGH, EH11 1JP



- Attractive Modern Ground Floor Flat
- Sought After Location Next To The Union Canal
- Well Maintained Landscaped Gardens
- Livingroom/Diningroom With Bay Window
- Fitted Kitchen
- Master Bedroom With En Suite Shower Room
- Second Double Bedroom
- Bathroom
- White Meter Heating
- Double Glazing
- Entryphone



OFFERS OVER £170,000

A good sized ground floor flat situated in an attractive setting on the banks of The Union Canal.

Merchiston is a sought after area situated to the west of Edinburgh City Centre. Local shopping facilities are available in Polwarth with a further more extensive selection available in Bruntsfield and Morningside only a short walk away. The city centre is easily accessible on foot and a good bus service links you to Princes Street and beyond. Haymarket Station, the West End and Princes Street are only a ten minute walk. There are a good range of leisure facilities also within walking distance which include The Union Canal walkway and Fountain Park leisure complex.

Hall

A spacious hallway with access to all rooms. Entryphone handset. White meter storage heater. Laminate flooring. Cupboard housing meters and fuses. Second cupboard housing water tanks.

Livingroom/diningroom

(18' x 11')

Attractive spacious room with bay window to the front with attractive views of the canal. Venetian blinds. Storage heater. Laminate flooring. TV point. Broadband point.

Kitchen

(13' x 6')

Bright kitchen with window to the front with views of the canal. Fitted with ample floor and wall mounted units. Complementary worktops and splash back tiling. Sink with single drainer. Electric hob, oven and cooker hood. Washing machine and fridge included in the sale. Ceramic tiled flooring. Wall mounted electric heater. Venetian blinds.



Master Bedroom

(13'10 x 11')

Good sized double bedroom with window to the rear overlooking the landscaped grounds and parking area. Built in mirrored wardrobe. Laminate flooring. White meter heater. Wooden Venetian blinds. Door to en suite.



En Suite Shower Room

Fully tiled en suite. Wash hand basin & shower cubicle with Mira shower. Ceramic tiled floor. Extractor fan. Electric heater.

Bedroom 2

(13'10 x 7'10)

Bright double bedroom with window to the rear. Fitted wardrobe with mirrored sliding doors. Laminate flooring. Roller blind.



Bathroom

(6'8 x 6'3)

Fully tiled bathroom fitted with 3 piece white suite comprising bath with Mira shower over, wash hand basin and W.C. Ceramic tiled floor. Glass shower screen. Extractor fan. Electric heater.

Outside

The property benefits from it's own designated parking space. The property is also surrounded by well kept communal grounds.

Extras

All floor coverings and light fittings are included in the sale together with electric hob, oven, cooker hood, washing machine, microwave and fridge. All items of furniture can be included in the sale should the purchaser want them.

Council Tax

Band D. Verification of Council Tax banding can be obtained from City of Edinburgh Council or Scottish Assessors Association website www.saa.gov.uk.

Factors

The property is factored by Charles White and there is a fee of £600 per year which covers all the common areas and the buildings insurance.

Viewing

Viewings by appointment only please contact the selling agents on 0131 225 5985 or sara@macraeflett.com.



Thinking of selling?

Contact us for an estimate - mail@macraeflett.com or 0131 225 5985.

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These particulars do not form part of an offer or contract. All statements contained herein are believed to be correct, but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy. In the event of a closing date being declared the seller/sellers shall not be bound to accept the highest offer or any offer.

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