



lindsays

7/6, Tipperlinn Road,
Merchiston, Edinburgh, EH10 5ET

*"an impressive second floor flat
enjoying a beautiful outlook and
benefitting from a private garage
and lift"*





Description

An impressive second floor flat which benefits from a private garage, situated within an exclusive development located in the highly regarded area of Merchiston. Set within immaculately maintained landscaped communal grounds this superb property offers a delightful home which enjoys a beautiful outlook. The communal entrance has a lift which provides access to the second floor. The property is entered via an entrance vestibule, which has a storage cupboard as well as a walk in store room, leading through to the welcoming hall which also has a storage cupboard. The bright and spacious sitting room enjoys a stunning view over the beautiful gardens with a feature fireplace and balcony from which to enjoy the views. French doors lead through to the dining room which could also be utilised a third bedroom as it can also be accessed from the hall. The fully fitted dining kitchen has a useful utility room off. The master bedroom has built in mirrored wardrobes and a balcony with views over the front garden. There is a second double bedroom which also has a built in wardrobes and views to the front garden, a family bathroom, and a shower room. This property is one of the flats within the development that enjoys views to both the front and rear, allowing sunshine and natural light to fill the flat throughout the day. There is a secure locker on the ground floor ideal for outdoor/sports equipment.

Area

Merchiston is a highly respected and much sought after residential area of the city, typified by broad tree lined avenue and substantial property styles set within large attractive gardens. Princes Street and the West End are little more than a mile away and are readily accessible either via regular public transport services or indeed on foot. There are local shopping facilities scattered throughout the area, including those in both neighbouring Bruntsfield and Morningside. Delightful independent shops, a large branch of Waitrose, a Tesco and a Marks & Spencer food outlet are to name but a few. Parts of Napier and Edinburgh Universities are within close proximity, as are excellent schools (including George Watson's College which is within a few minutes on foot). Leisurewise, the surrounding area is one where the city's entertainment venues tend to be high concentrated. The Usher Hall, Traverse, Lyceum, Kings and Churchill Theatres, the Odeon and Dominion cinemas, restaurants, cafes and bars are all represented. The wonderful open spaces of Bruntsfield Links and the Meadows offer opportunities for walking, jogging and cycling. There are also several local access points to the city's cycle path network and the union canal towpath.

Viewing

Sunday 2-4pm or by appointment contact Lindsays

- Lift
- Vestibule with walk in store room
- Welcoming hall
- Bright and spacious sitting room
- Dining room/bedroom 3
- Dining kitchen with utility room
- Master bedroom with balcony off
- Second double bedroom
- Family bathroom
- Shower room
- Gas central heating
- Double glazing
- Garage with electric door

EPC Rate B

OFFERS OVER £680,000



**Tipperlinn Road,
Edinburgh,
Midlothian, EH10 5ET**



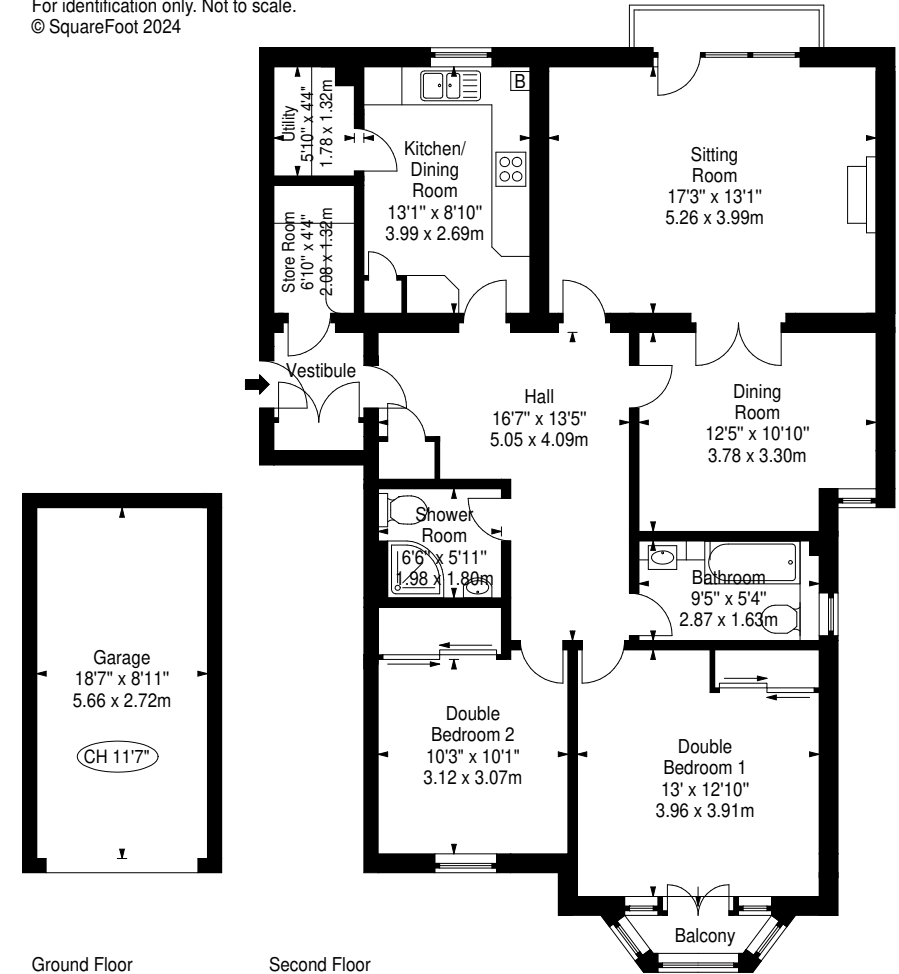
Key :-

CH - Ceiling Height

Approx. Gross Internal Area
1178 Sq Ft - 109.44 Sq M
Garage

Approx. Gross Internal Area
167 Sq Ft - 15.51 Sq M

For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.