

Flat 4, 50 Spylaw Road

MERCHISTON, EDINBURGH, EH10 5BL



*Unique Top Floor Two-Bedroom Flat in
Edinburgh's Sought-After Area of Merchiston*



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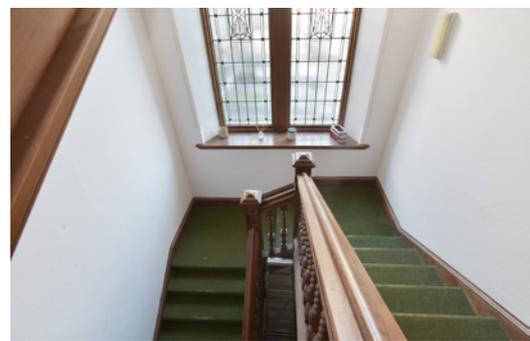
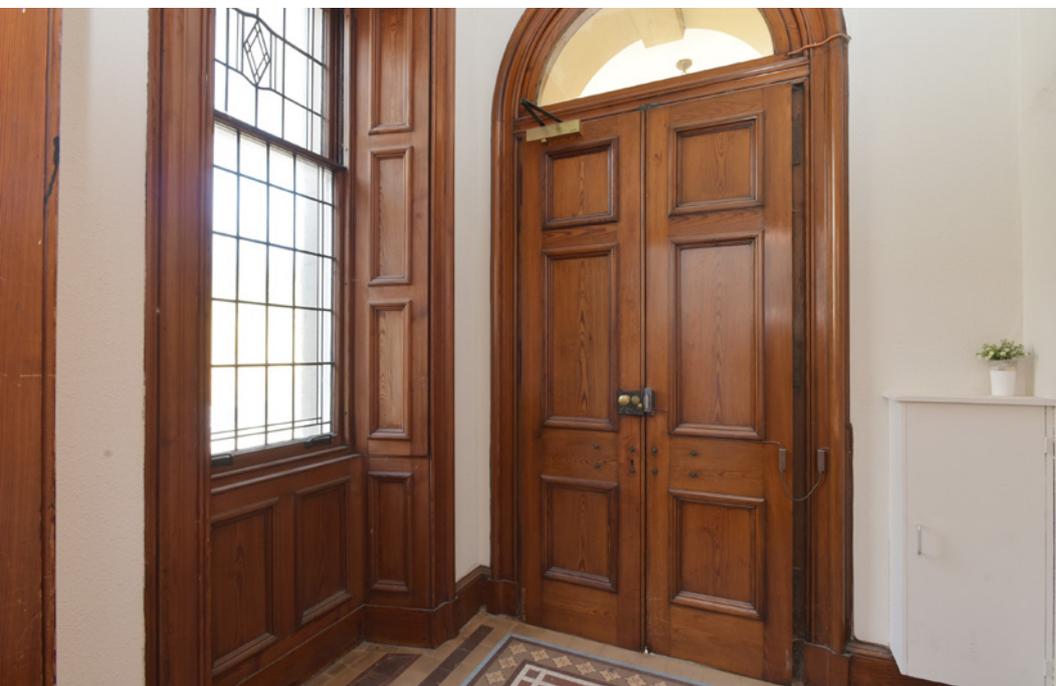


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McEwan Fraser Legal is delighted to present this unique opportunity for a top-floor two-bedroom flat in Merchiston. The former mansion dated back to 1875 was thoughtfully converted in the mid-1970s. Preserving its stunning hardwood staircase, Spylaw Road exhibits fine period features.

COMMUNAL STAIRS



THE LIVING ROOM



Inside, the property comprises :

- A spacious and flooded with light living room while providing space for dining too.
- A fully equipped kitchen with integrated appliances while offering ample work surfaces.

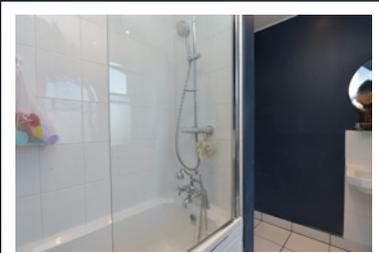
THE KITCHEN





- Two double bedrooms, one of which has a generously sized walk-in wardrobe.
- A well-appointed bright bathroom featuring white sanitary ware, shower and tiling throughout.

THE BATHROOM



BEDROOM 1



BEDROOM 2

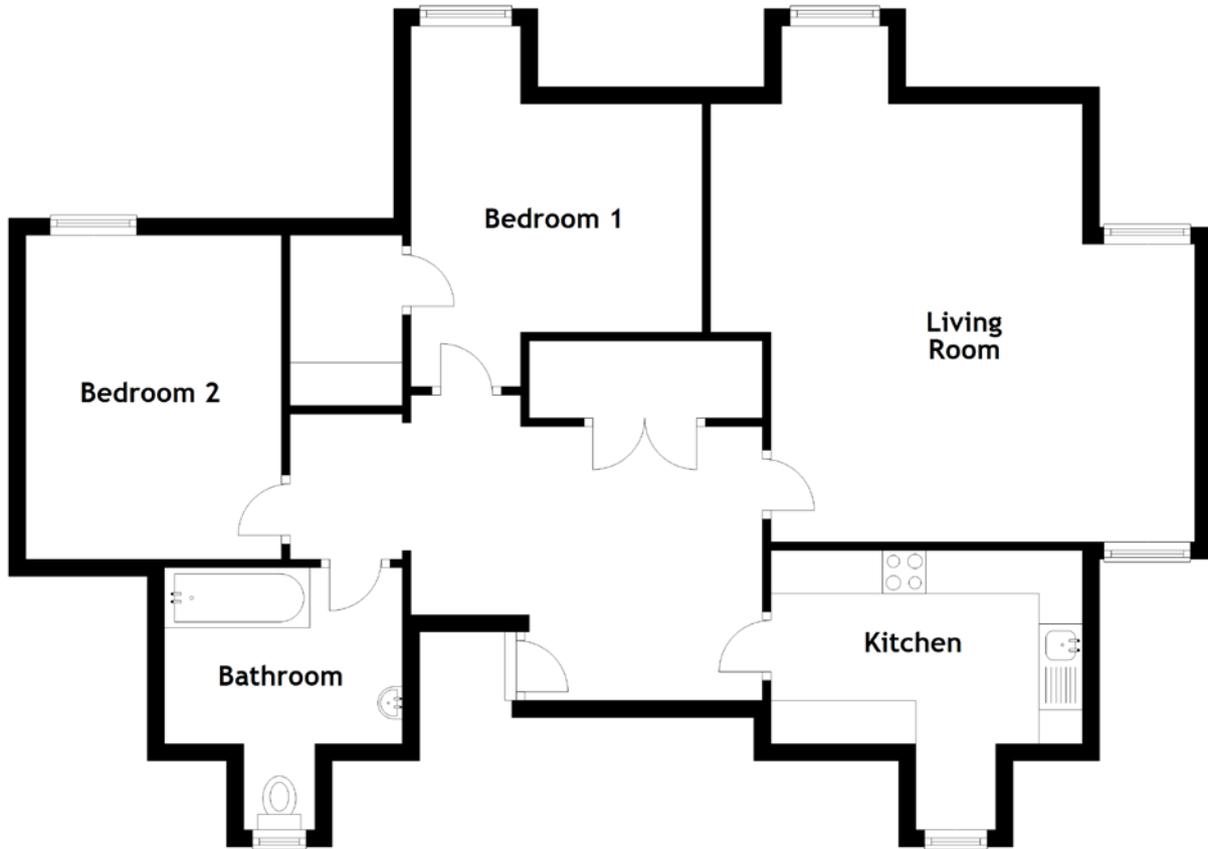


In addition, the property includes excellent storage throughout. The building benefits from a secure entry system and the charming walled garden and greenhouse are shared among the three other apartments. On the grounds, there is private parking for up to two vehicles.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

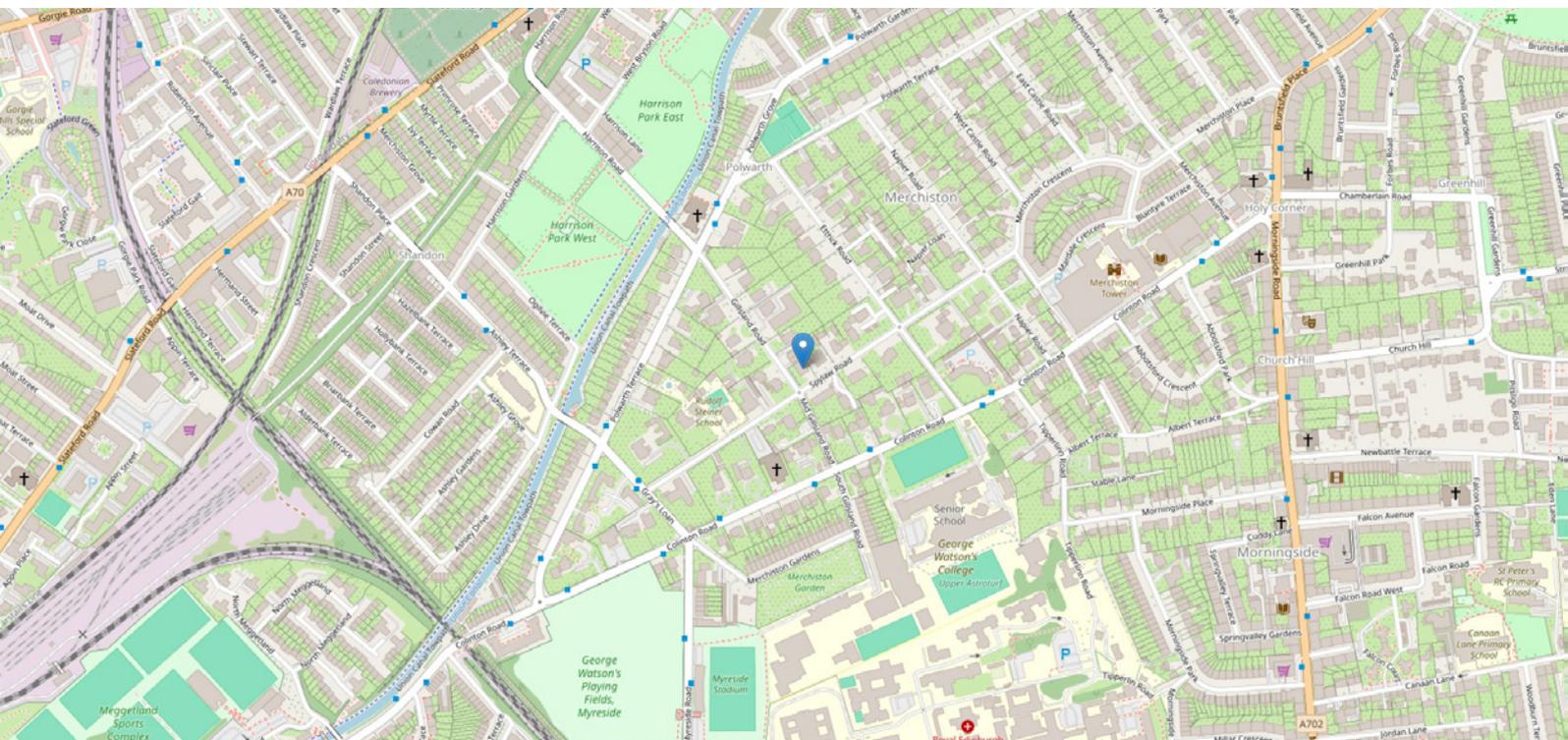


Approximate Dimensions (Taken from the widest point)

Living Room 7.64m (25'1") x 5.60m (18'4")
 Kitchen 3.60m (11'10") x 3.25m (10'8")
 Bathroom 3.05m (10') x 2.75m (9')

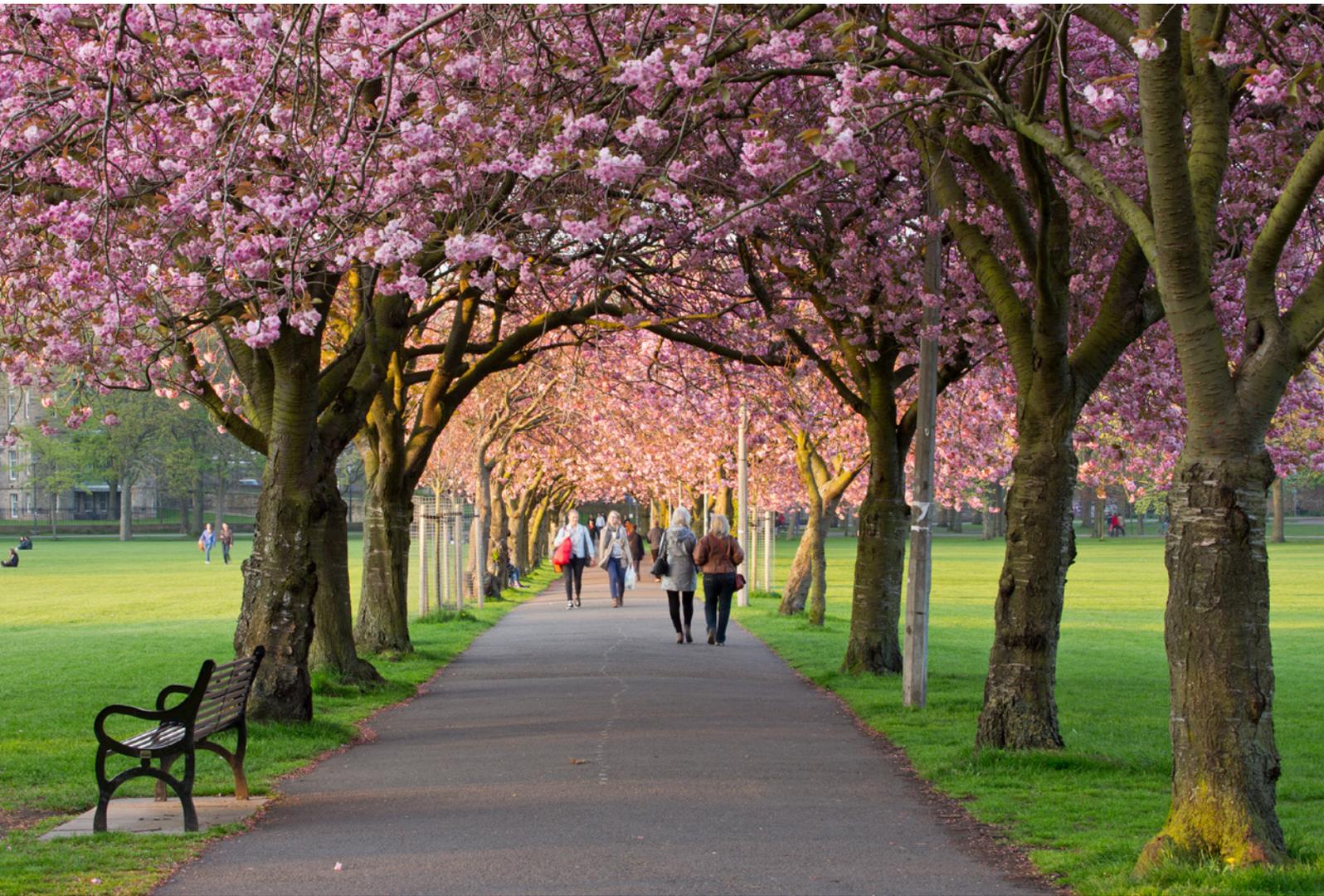
Bedroom 1 4.20m (13'9") x 3.37m (11'1")
 Bedroom 2 3.75m (12'4") x 2.95m (9'8")

Gross internal floor area (m²): 82m²
 EPC Rating: E



THE LOCATION

The prestigious residential area of Merchiston is conveniently located beside Bruntsfield, less than two miles due South of Princes Street. The property is under a minute's walk from Harrison Park with its football pitches and is adjacent to Merchiston Tennis and Bowling Club.





The Union Canal also lies within very close walking distance giving access to the Water of Leith. There are a variety of local shops including a Tesco Metro, individual food specialists and wine merchants. Some of Edinburgh's finest bars are found here alongside numerous cafes and restaurants. A choice of cinemas, theatres, a post office and several banks are readily accessible.

Nearby Bruntsfield Links and The Meadows are extensive grassy open spaces for recreation with a number of jogging paths, tennis courts, putting greens and intersecting cycleways.

State and private schools, nursery provision and university complexes are located in the area. The prestigious George Watsons College is within walking distance & Napier University is close by.

Regular bus services operate to and from the city centre whilst fast road networks lead to the City Bypass and ultimately motorways, Edinburgh International Airport and the Forth Road Bridge.



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