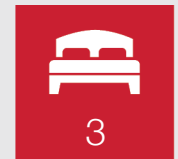




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3/3, St Teresa Place,

Merchiston, Edinburgh,
EH10 5UB





Summary

Set in the sought-after Merchiston Conservation Area, this top-floor flat offers easy access to local amenities, schools, the university, shops, supermarkets, scenic open spaces, and excellent transport links into the city centre, making it ideal for commuters. The sunny flat boasts versatile accommodation, including three bedrooms, with the principal benefiting from a built-in wardrobe and en-suite shower room, a generous reception room, a breakfasting kitchen and a family bathroom. Outside, the development offers private driveway and garage parking, as well as communal gardens. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included. Factor: The factor is managed by James Gibb at an approximate quarterly cost of £350.

Features

- Top/Second-floor flat in Merchiston
- Part of an established development
- Entrance hall with storage
- Sunny and spacious living room
- Versatile dining room/ bedroom three
- Well-appointed breakfasting kitchen
- Main bedroom with a wardrobe and an en-suite
- Second bedroom with a wardrobe
- Family bathroom
- Established communal gardens
- Private driveway and garage parking
- Gas central heating
- Double glazing throughout



“A top-floor flat in Merchiston, with a sunny living room, three bedrooms, an en-suite shower room and a bathroom.”





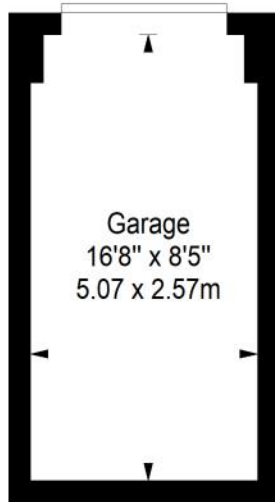


“The development is enviably close to excellent amenities, schools, the university, shops, supermarkets, transport links and scenic open spaces.”

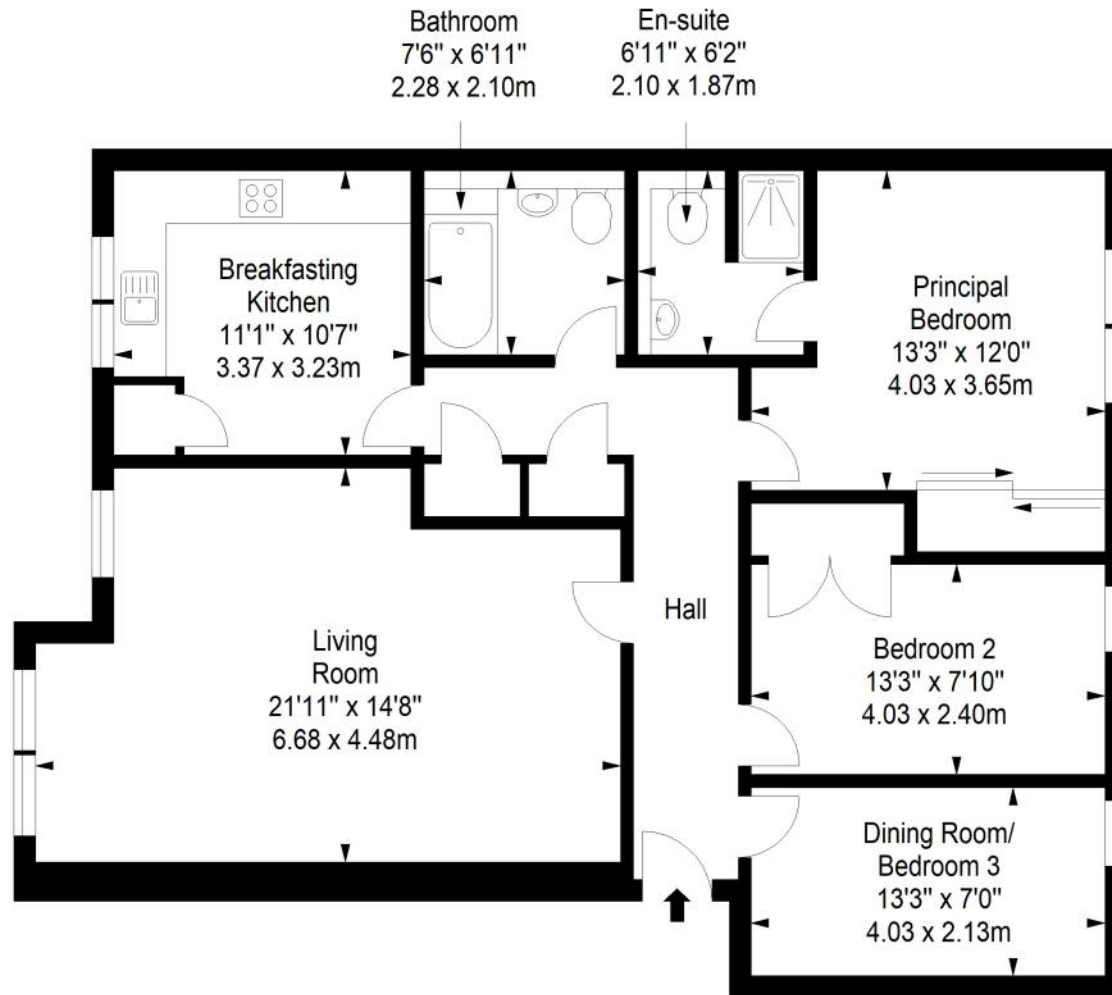


Floorplan

Garage
Approx. 13.0 sq. metres (139.9 sq. feet)



Second Floor
Approx. 97.5 sq. metres (1049.5 sq. feet)



Total area: approx. 97.5 sq. metres (1049.5 sq. feet)



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