



4/2 Dorset Place, Edinburgh, EH11 1JP

Light & Beautifully Presented, Two-Bedroom, Dual-Aspect, Ground-Floor Flat

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Property Description

Light and beautifully presented, two-bedroom, dual-aspect, ground-floor flat, with an allocated parking space. Forming part of a factored residential development in the desirable Merchiston area, just west of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, a master bedroom with an en-suite shower room, a further double bedroom, and a shower room.

With a desirable and secluded canalside position, significantly upgraded throughout - ready to move in. Features include a modern kitchen with a range of quality integrated appliances and real wood worktops, stylish bathroom suites, and continuous contemporary flooring.

In addition, there is electric heating, double glazing, and good integrated storage provision. The development includes a secured entry system, private permit residential parking, and landscaped grounds.

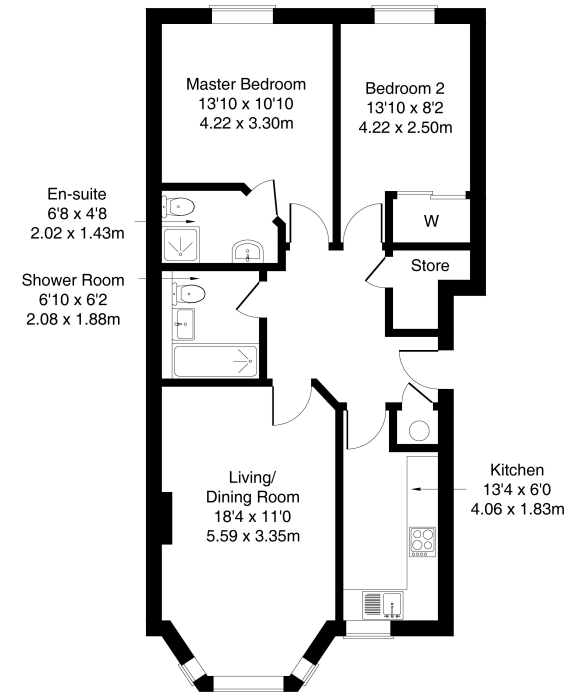
A welcoming and spacious entrance affords access throughout the property, including a convenient built-in storage cupboard, and features space for outerwear and wood effect flooring continuing throughout. A bright living/dining room is set to the front, with light decor and a large bay-style window allowing plentiful natural light. Also set to the front, the kitchen is fitted with modern units, solid wood worktops with matching upstands and a sink with a boiling water tap; with a range of carefully selected, quality appliances, including an oven, an induction hob with an extractor hood, a fridge/freezer, a washer dryer and a dishwasher.

Set to the rear, a tastefully finished master bedroom includes a freestanding wardrobe offering superb storage, a central light pendant, and a modern en-suite shower room; whilst a further well-finished bedroom is also set to the rear, featuring a built-in wardrobe with mirror sliding doors. Completing the accommodation, the main shower room is set internally off the hall, with a modern suite including a large shower cubicle with an electric unit, and tiled splash walls.



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Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Merchiston lies within walking distance of the bustling shopping streets of Bruntsfield with its popular bistros, restaurants, bars, cafés and specialist shops. There is further excellent shopping in nearby Church Hill and Morningside, boasting one of the city's two Waitrose supermarkets and the Church Hill Theatre. Heading towards the city centre are

the Bruntsfield Links, leading to the extensive Meadows parklands, whilst just to the west lie the walkways along the Union Canal. Merchiston sits close to the main A702 corridor which connects to the city centre by car or bus, and forms one of the main routes out of the city, joining the city bypass just south of Fairmilehead.





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