



**26/1 Blantyre Terrace  
Merchiston, EH10 5AE**

**Offers Over  
£390,000**

Sun 2-4 or by Appointment only Telephone Murray Snell on 0131 253 2850



## ACCOMODATION

- Upper Ground Floor Flat in Traditional Sandstone Crescent
- Lovely Communal Hallway with Victorian Floor Tiles and Ornate Stained Glass Doors
- Entrance Hall
- Spacious Bay Fronted Sitting/Dining Room
- Fitted Kitchen with Space for Dining
- Large Principal Bedroom with Planning Permission for En Suite
- Second Double Bedroom
- Family Bathroom with Separate Shower and Loft Space
- Gas Central Heating with Combi Boiler
- Sash and Case Windows
- Working Shutters in Sitting Room and Bedrooms

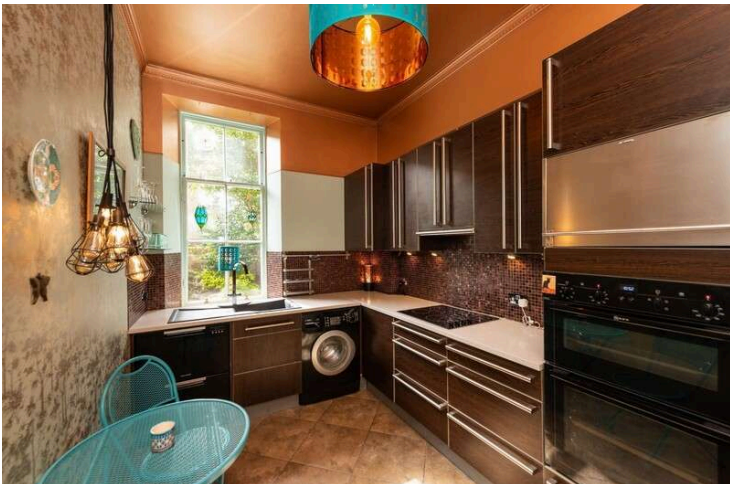
## PROPERTY DESCRIPTION

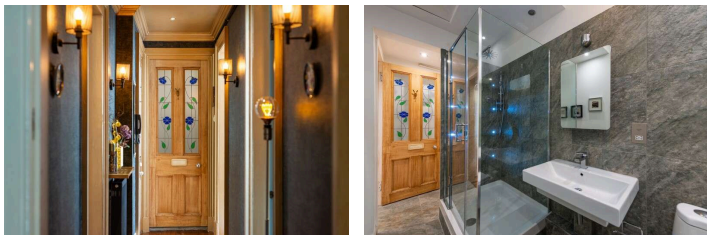
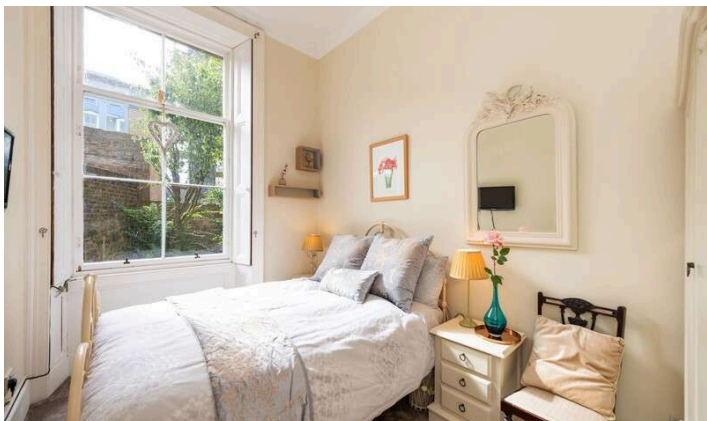
Set within a beautiful Victorian crescent, this lovely, two bedroom, upper ground floor flat offers spacious accommodation, bursting with original features and with a stunning sitting room to the front, with large bay window perfect for entertaining.

## LOCATION

The property is enviably positioned in a quiet, residential street, in the heart of Merchiston close to The Meadows and the trendy boutiques, bars and eateries of Bruntsfield Place. Edinburgh City Centre, with its extensive array of attractions and amenities is also within easy reach for commuters and tourists alike and for the more adventurous walker or cyclist, Arthurs Seat and Salisbury Crags offer the perfect terrain for outdoor pursuits. The University of Edinburgh, Napier University and Edinburgh College of Art are close by for those studying in the area. Regular bus services provide good access to the city centre, and for the motorist, the A702 is an efficient route out to the City Bypass and associated motorways.

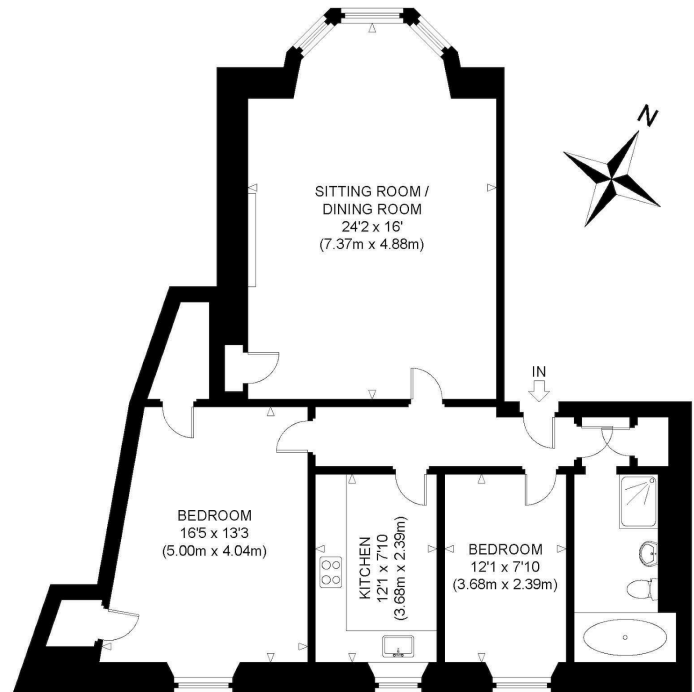
COUNCIL TAX BAND E





#### SPECIAL NOTES

1. These particulars do not form part of an offer or contract.
2. Whilst these particulars are believed to be correct, they are not guaranteed and prospective purchasers must satisfy themselves as to their accuracy.
3. All measurements are approximate and any floor plan attached indicative only.
4. The services and appliances (if any) included in the sale have not been tested



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 979 SQ FT / 91.0 SQ M

BLANTYRE TERRACE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 979 SQ FT / 91.0 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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- by Murray Snell W.S. nor does anyone in their employment have authority to make or give any representation or warranty relating to the property.
5. Prospective purchasers are advised to contact Murray Snell W.S. in order that they may be notified of a closing date being fixed for receipt of offers.
6. The seller shall not be bound to accept the highest or any offer.

AUTHORISED TO CONDUCT INCIDENTAL FINANCIAL BUSINESS BY THE LAW SOCIETY OF SCOTLAND



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