



37 Merchiston Avenue
Edinburgh
EH10 4PD



Detached Villa



accommodation

- Entrance vestibule
- Reception hall
- Bay windowed sitting room
- Kitchen
- Dining room
- Utility room
- 5 Bedrooms
- Shower room & WC

features

- Superb stone built detached villa
- Period features
- Gas central heating (new boiler)
- Partial secondary glazing
- Partial double glazing
- Driveway to front
- Walled rear garden
- Now requires modernisation

description

Beautiful stone built detached villa, in a quiet residential location, just a short walk from Tollcross and Fountainbridge, as well as Merchiston and Morningside. The property does now require a programme of upgrading and modernisation but offers wonderful potential to create a stunning family home. The accommodation comprises entrance vestibule and reception hall, bay windowed sitting room with box room off, fitted kitchen, dining room and utility room with WC. There is a shower room and bedroom 5 also on the ground floor. A beautiful staircase with full length stained glass window provides access to the upper floor where there are 4 further bedrooms and a bathroom (not functional). There is a large enclosed garden to the rear and a driveway to the front providing off street parking. Overall, this is a superb property which must be viewed to be fully appreciated.



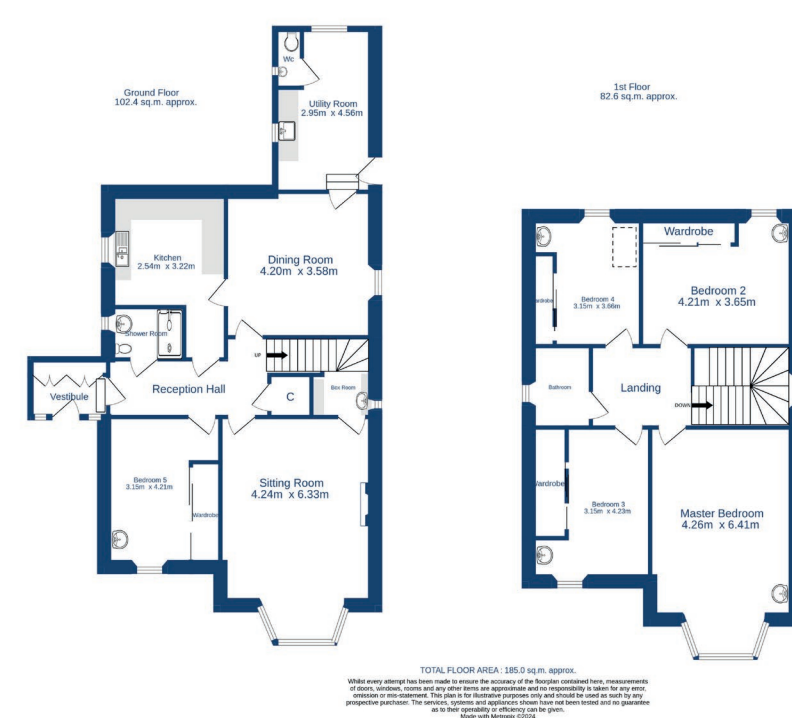
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Home Report
Value: £850,000

items to be included in the sale price:

Curtains, ceiling and wall lights and fitted floor coverings.



espc

espc CHARTERED FIRM

cameron stephen & co.
14 constitution street,
edinburgh eh6 7bt
tel: 0131 555 1234 or 07483 361731
property@cameronstephen.co.uk
www.cameronstephen.co.uk
DX 550871 leith