



56/5 Spylaw Road, Edinburgh, EH10 5BR

Well-presented three-bedroom first floor flat with private garage, balcony, and lift

URQUHARTS
EDINBURGH



DESCRIPTION

56/5 Spylaw Road is a well presented and spacious three-bedroom first floor flat, forming part of a modern factored development, with private garage, balcony, and lift to all floors. Superbly situated within the desirable Merchiston area, the location has excellent local amenities and schools within walking distance and is a convenient distance from the city centre & surrounding areas.

Entrance hall with cloak room and storage cupboards; bright living room with gas fireplace, triple aspect outlook and balcony overlooking the front; dining room, which could also be used as home office; fitted breakfasting kitchen with wall and base units and integrated appliances; master bedroom with en-suite shower room and walk-in wardrobe; two further double bedrooms, one with en-suite shower room; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Dining room. Kitchen. Three double bedrooms (two en-suite). Bathroom.

Gas central heating. Double glazing. Landscaped communal garden grounds. Lift to all floors (which has recently been refurbished along with the secure entry phone system). Private single car garage with power and light supply and visitors parking. The development is factored by Trinity Factors and there is an approx. monthly fee £250 (including common buildings insurance).

LOCATION

Merchiston is a prime residential area situated approximately 1 ½ miles to the south of the City Centre and is surrounded by the exclusive areas of Bruntsfield, Marchmont, Morningside and Craiglockhart. Local shops cater for everyday needs with a large choice of supermarkets all within proximity. For recreational activities, Harrison Park and the Union Canal are very nearby, with the green open spaces of the Bruntsfield Links & the Meadows, as well as Craiglockhart Sports Centre, Craiglockhart Hill, Blackford Hill and Hermitage of Braid a short drive or bus journey away. Fountain Park Leisure complex is also nearby and has a Health Club, bowling alley, multiplex cinema, bars, and restaurants.





Catchment schools are the well-regarded Craiglockhart Primary and Tynecastle High School. Private schooling is nearby including George Watson's College and George Heriots School, as are Napier University and Edinburgh University campuses. Regular buses run to and from the City Centre and to surrounding areas, and the City Bypass is easily reached by car providing links to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. The dining table, sideboard and matching chairs may be available by separate negotiation.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

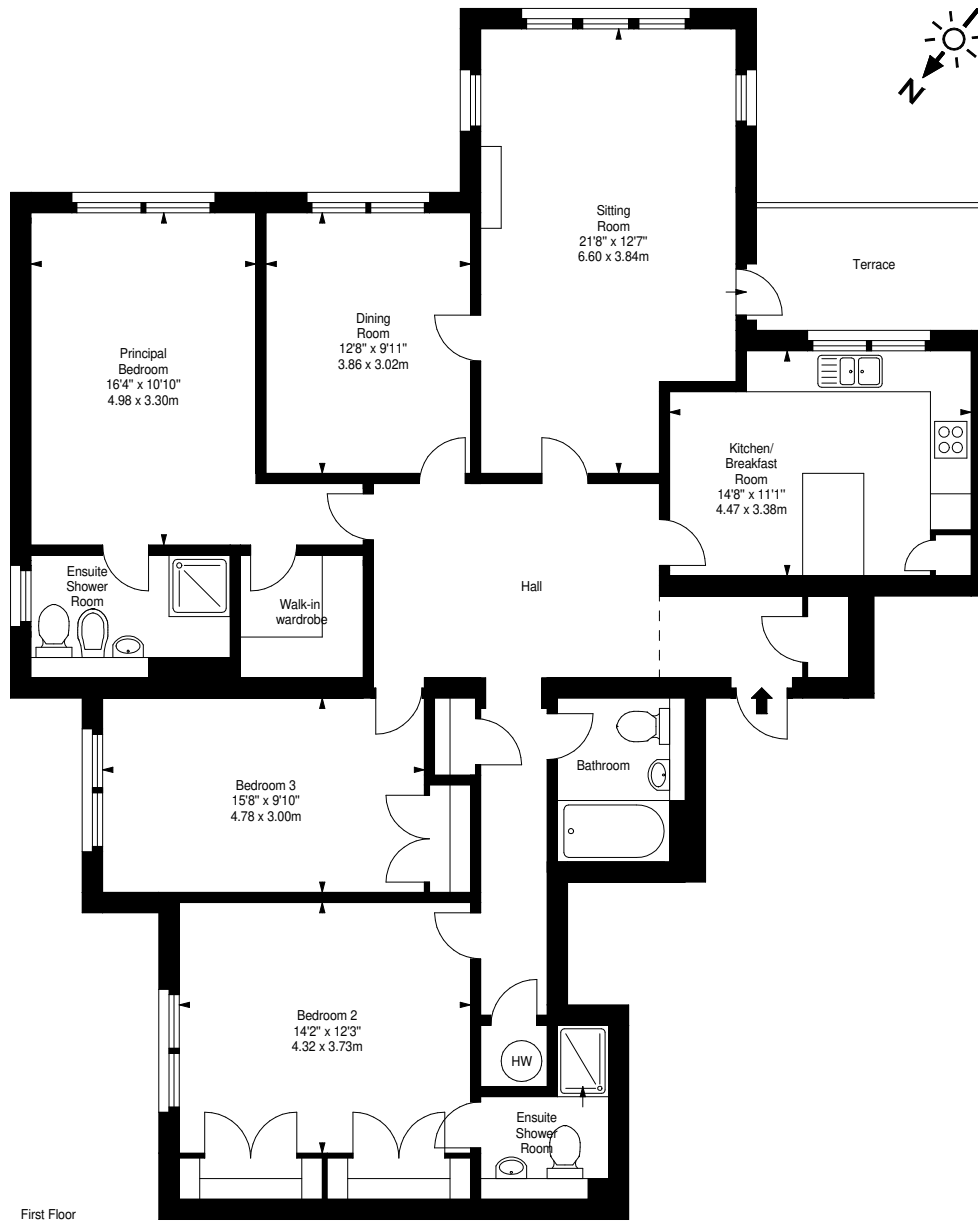
The property has an Energy Rating Category **C**



Flat 5,
56 Spylaw Road,
Edinburgh,
Midlothian, EH10 5BR



Approx. Gross Internal Area
1638 Sq Ft - 152.17 Sq M
Garage
Approx. Gross Internal Area
169 Sq Ft - 15.70 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.