



# 12 MERCHISTON AVENUE

## EDINBURGH

12 Merchiston Avenue, Edinburgh, EH10 4NY

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 6 BEDROOMS

 3 LIVING SPACES

 4 BATHROOMS



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12 Merchiston Avenue is a superb detached Victorian family home extending to approximately 3,405 sq ft, set on a prime, tree-lined street in the heart of Merchiston. The property has been fully, extensively and sympathetically renovated and modernised in 2020, combining elegant period proportions with a high-quality contemporary finish throughout.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

The ground floor offers a well-balanced layout ideally suited to modern living. A welcoming reception hall leads to a bright bay-windowed sitting room to the front, while a separate dining room to the rear provides a more formal entertaining space. The standout feature is the impressive open-plan kitchen/breakfast room, extending to over 30 feet, with a central island and ample space for family dining and entertaining, with direct access to the garden. A family room, additional bedroom/study, utility room, WC, shower room and useful storage complete this level.



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## KEY FEATURES

- Fully refurbished and modernised in 2020
- Approx. 3,405 sq ft of accommodation
- Six bedrooms with excellent flexibility
- Outstanding open-plan kitchen/living space
- Prime Merchiston address
- Close to Morningside Road amenities
- Access to Edinburgh's leading schools
- Beautifully presented throughout





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## SUMMARY OF ACCOMMODATION

### FIRST & SECOND FLOOR

Upstairs, the first floor hosts a generous principal bedroom with ensuite bathroom, alongside two further double bedrooms and a family bathroom. The second floor provides two additional double bedrooms, a shower room and eaves storage, offering excellent flexibility for guests, older children or home working.



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## ACCOMMODATION COMPRISES

Entrance vestibule; reception hall; elegant bay-windowed sitting room; dining room; family room/study; sixth bedroom/study; exceptional open-plan kitchen/breakfast room; utility room; WC; ground floor shower room; storage; five further double bedrooms including a principal bedroom with ensuite bathroom; family bathroom; second floor shower room; extensive eaves storage; external garden store.

## FLOOR PLANS

### APPROX GROSS INTERNAL AREA

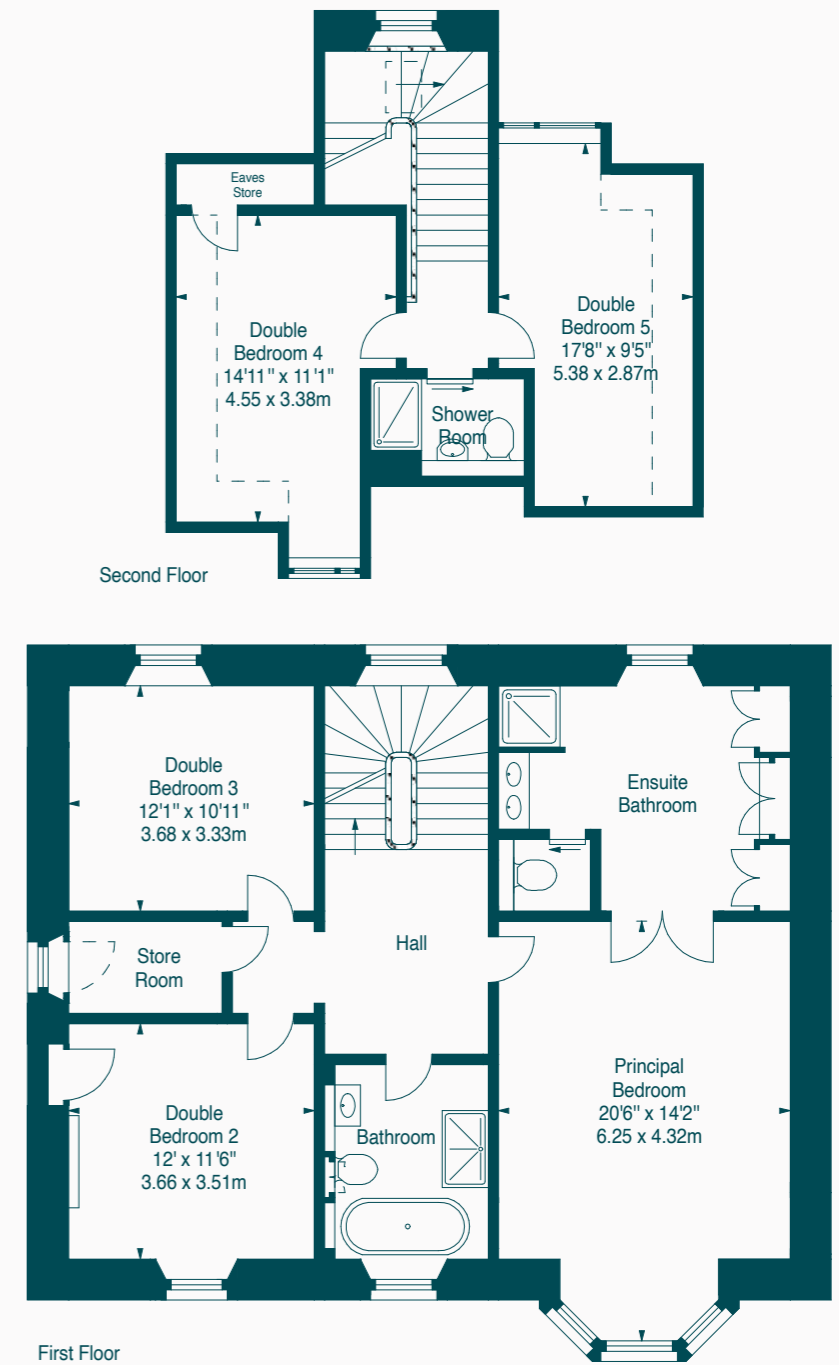
#### HOUSE

3405 ft<sup>2</sup> | 316.32 m<sup>2</sup>

#### GARDEN STORE

39 ft<sup>2</sup> | 3.62 m<sup>2</sup>

For illustrative purposes only. Not to scale.



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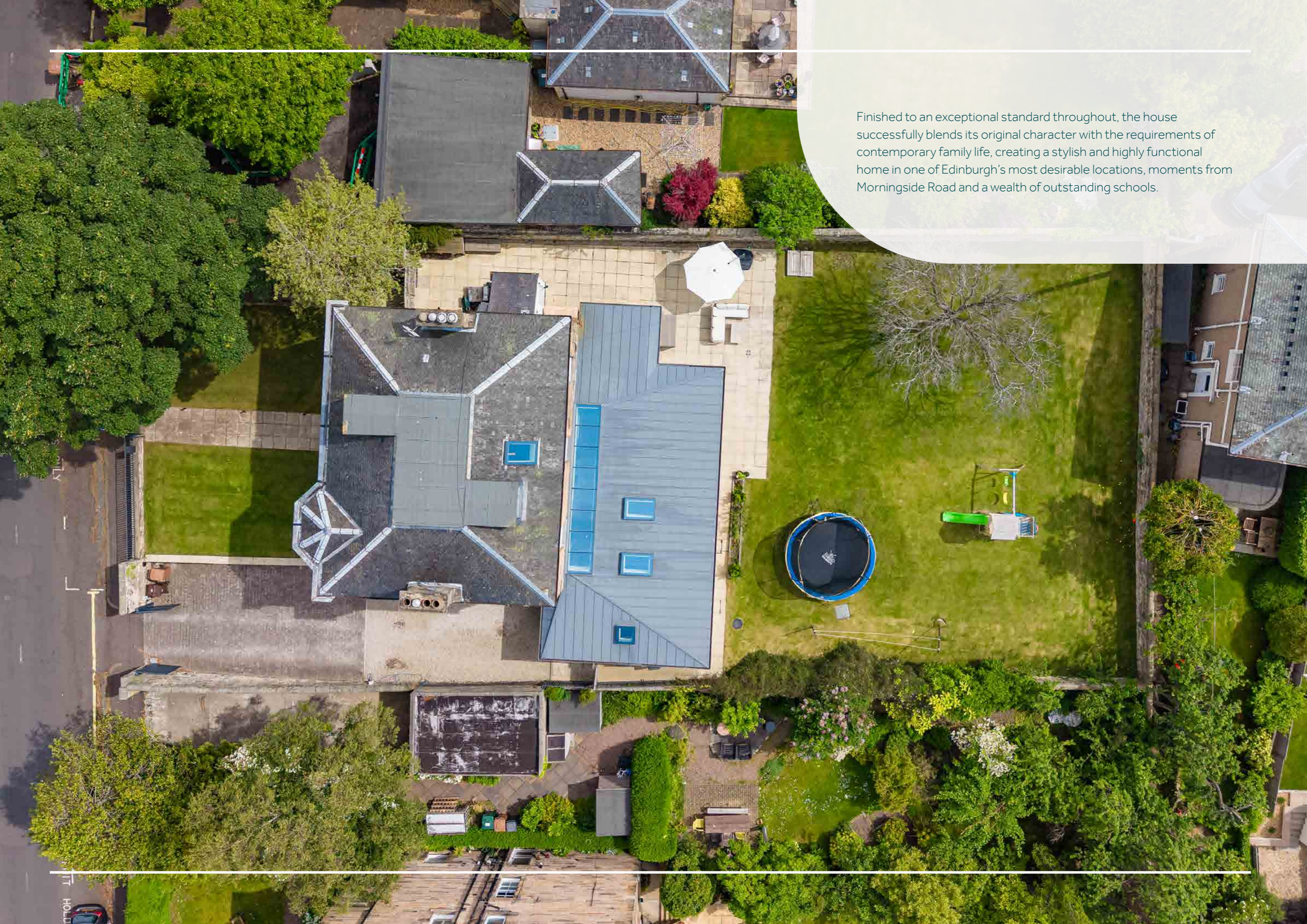




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Finished to an exceptional standard throughout, the house successfully blends its original character with the requirements of contemporary family life, creating a stylish and highly functional home in one of Edinburgh's most desirable locations, moments from Morningside Road and a wealth of outstanding schools.

Merchiston Avenue is a highly regarded, tree-lined street set within the heart of the prestigious Merchiston district, one of Edinburgh's most desirable residential areas. The property enjoys a peaceful and established setting while being within easy walking distance of the vibrant amenities of Morningside Road, widely recognised for its excellent selection of independent retailers, cafés, restaurants, and quality supermarkets.

The area offers an attractive blend of suburban tranquillity and city convenience, with a strong sense of community and an abundance of everyday amenities close at hand. Nearby Bruntsfield and Morningside further enhance the lifestyle offering, providing a variety of specialist shops, leisure facilities, and popular dining spots.







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