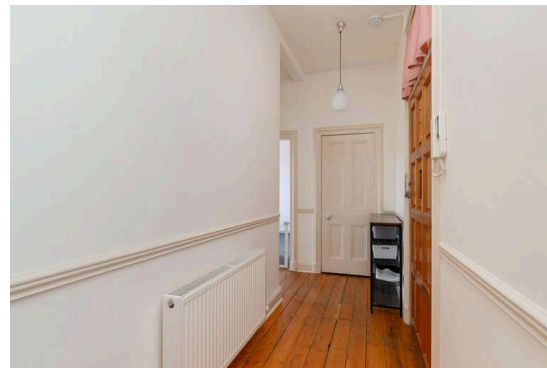
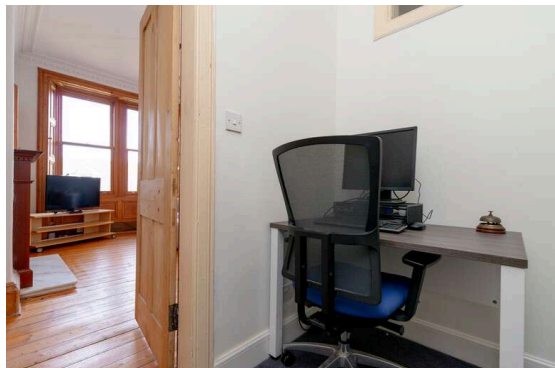


**4/6 Merchiston Grove
Edinburgh EH11 1PP**

Offers Over £225,000

- Hallway with useful storage cupboard
- Living room with Edinburgh press, decorative fireplace and box room
- Kitchen with a range of floor and wall mounted units, gas cooker and appliances included in sale
- Double bedroom with dressing area and generous storage
- Shower room with two-piece suite and mains walk in shower
- Gas central heating and double glazing
- Free on-street parking
- Well maintained communal garden



Second Floor Flat

Blair Cadell are delighted to bring to market this lovely one bed flat in the heart of Shandon. With superb links to the city centre and plentiful local amenities, the property is ideally placed for a range of different buyers and must be viewed. The accommodation comprises of an entrance hallway with a storage cupboard. A lovely living room featuring fantastic ornate cornicing and centre rose, decorative fireplace, traditional sash and case windows and an Edinburgh press. A multi-functional box room off the main living area could make the perfect home office. The kitchen has a range of floor and wall mounted units, a gas cooker and white goods which are included in the sale. Large, bright double bedroom with dressing area and generous storage. Wardrobes included in sale. A shower room with a two-piece suite and mains walk in shower. Gas central heating and double glazing throughout for maximum efficiency. A well kept communal garden and free on-street parking.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by frequent bus services that run close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary, Boroughmuir and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre.

Viewing by appointment on 0131 337 1800

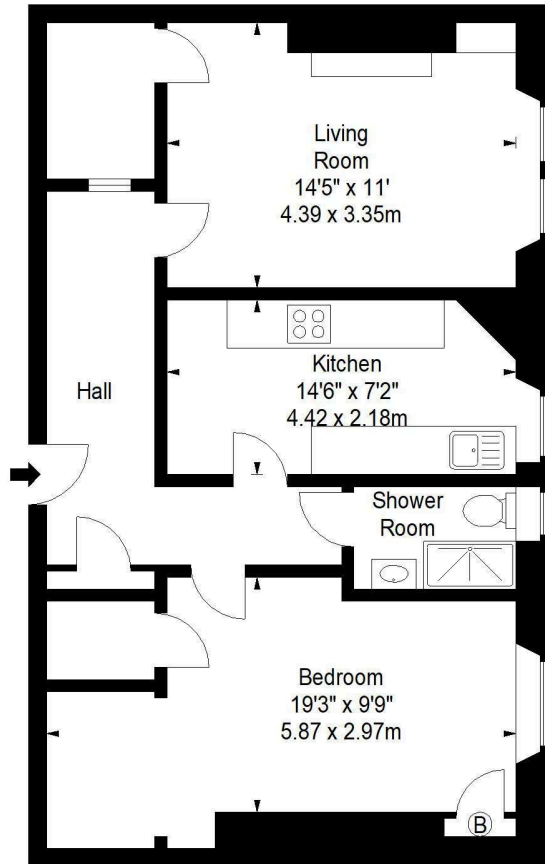
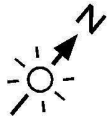




**Merchiston Grove,
Edinburgh,
Midlothian, EH11 1PP**



Approx. Gross Internal Area
671 Sq Ft - 62.34 Sq M
For identification only. Not to scale.
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Second Floor



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