

**5 1F1 Merchiston Grove, Shandon
Edinburgh, EH11 1PP**

OFFERS OVER £230,000



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- Charming first floor flat in popular Shandon
- Twin windowed living room and fitted kitchen
- 1 double bedroom and box room
- Period features and recently renovated shower room
- Gas central heating
- Proven rental investment in excellent locale
- Yards away from amenities and Harrison Park
- Excellent local schools
- EPC C

Description

A first floor tenement flat in the sought after Shandon area offering well-presented accommodation that retains many fine original period features. The flat would be ideal for first time buyers or buy to let investors. The accommodation (60 sqm) comprises entrance hallway, boxroom off the lounge, twin windowed lounge that has an ornate cornice/centre rose and marble fireplace, kitchen that has a range of floor and wall mounted storage units and includes the gas hob/washing machine, large double bedroom with fitted wardrobes and two storage cupboards and a shower room which has been recently upgraded and finished with herringbone tiles. The property is gas centrally heated and has a well maintained and enclosed communal garden. Free on street parking. The property has recently had a full rewire in 2021 and certification can be provided by the seller.





Central Heating and Glazing

There is gas central heating and single glazing. The shower room benefits from double glazing.

Gardens and Parking

The tenement has an enclosed communal rear garden. The area provides ample on street free parking in the immediate area.

Location

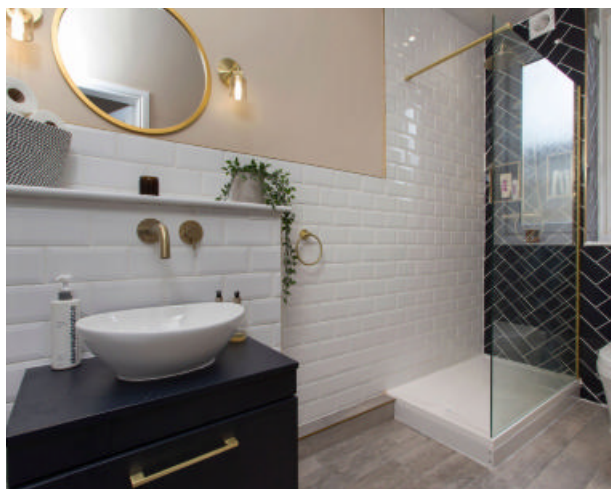
Shandon is located approximately 1.5 miles from the city centre which can be easily accessed via a frequent public transport service that runs close by. The city bypass is a short drive away and leads to the M8/9/90 motorway network and the International Airport. The area has a number of specialist shops nearby plus the Edinburgh West Retail Park, a 24hr ASDA, Sainsbury's and Lidl, Recreational facilities include Harrison. Park, the Union Canal, a couple of gyms and Fountain Park Leisure Complex.

Valuation

The property has been valued at £240,000 and the Home Report is available from the ESPC web site.

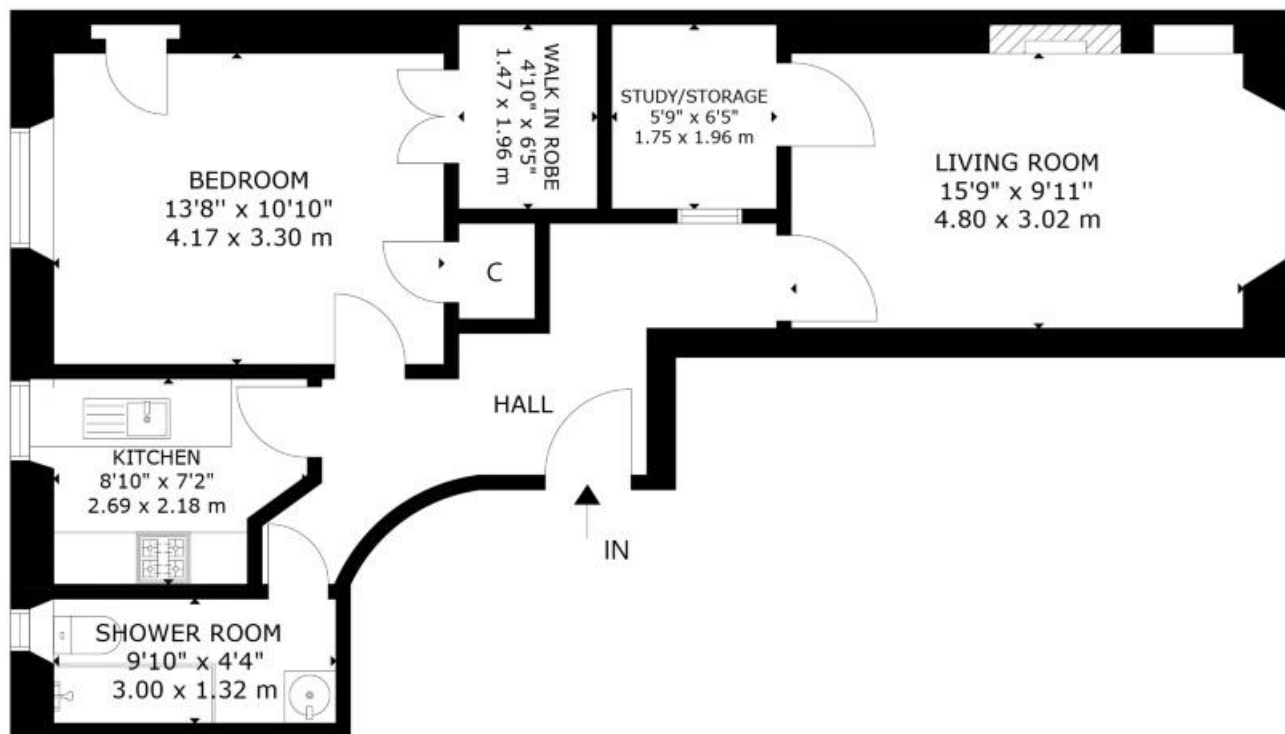
Council Tax and EPC

The property lies in Council Tax band C and has a C-rated Energy Performance Certificate.



Viewing

Early viewing is recommended - telephone Agent 0131 229 3399 (07595 820611 out with office hours).



FIRST FLOOR

5 1F1 MERCHISTON GROVE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 646 SQ FT / 60 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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