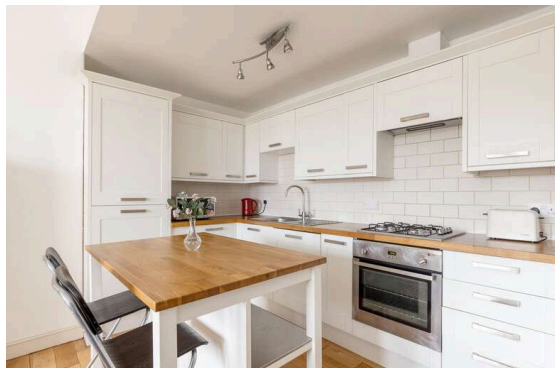


**9 3F3 Merchiston Grove
Edinburgh EH11 1PP**

Offers Over £220,000

- Hallway with large storage cupboard
- Kitchen/living/dining room
- Kitchen with a range of wall and floor mounted units, gas hob and electric oven, centre island and white goods included in sale
- Large double bedroom featuring ornate corning, centre rose, decorative fireplace, fitted wardrobes and box room off it
- Fully tiled bathroom with three-piece suite and mains shower over bath
- Gas central heating and double glazing throughout
- Well kept communal garden
- Free on-street parking



Third Floor Flat

Blair Cadell are delighted to bring to market this fantastic one bed tenement flat in the heart of Shandon. In turn key condition, the property would be ideal for a first time buyer or young professional and must be viewed.

The accomodation comprises of a hallway with a large cupboard offering plenty of useful storage space. A smart kitchen/living/dining area which is the perfect space for hosting friends. The kitchen has a range of floor and wall mounted units, gas hob and electric oven, useful centre island available by separate negotiation and white goods which are included in the sale. A large double bedroom featuring ornate cornice, centre rose decorative fireplace, large wardrobe and also a large box room off it. A fully tiled bathroom with a three-piece suite and mains shower over the bath. There is gas central heating and double glazing throughout for maximum efficiency. Well kept communal garden and free on-street parking.*Furniture and centre island available by separate negotiation*

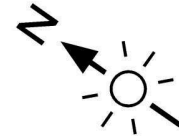
Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary 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 as well.

Viewing by appointment on 0131 337 1800

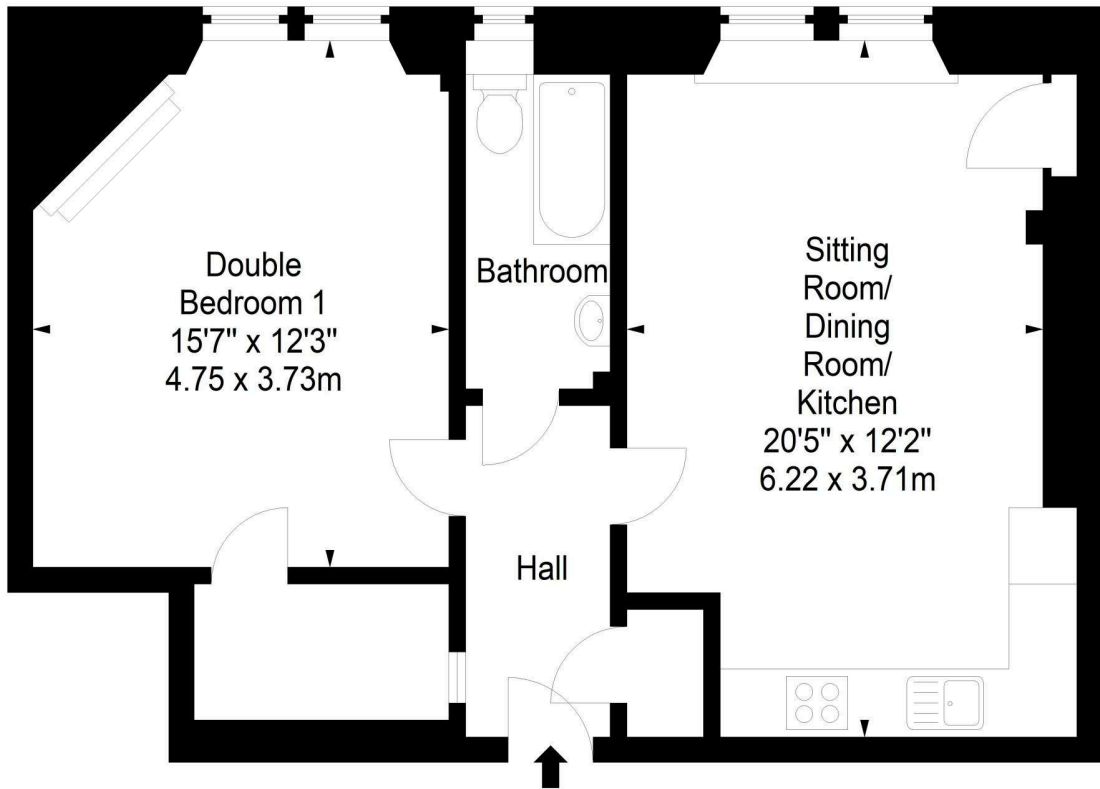




Merchiston Grove, Edinburgh, EH11 1PP



Approx. Gross Internal Area
585 Sq Ft - 54.35 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Third Floor



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