

**9 2F4 Merchiston Grove
Edinburgh EH11 1PP**

Fixed Price £285,000

- Living/dining room featuring ornate cornice, centre rose and gas fireplace
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and white goods included in sale
- Two double bedrooms
- Box room
- Bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating and double glazing
- Well kept communal gardens
- Residents permit parking



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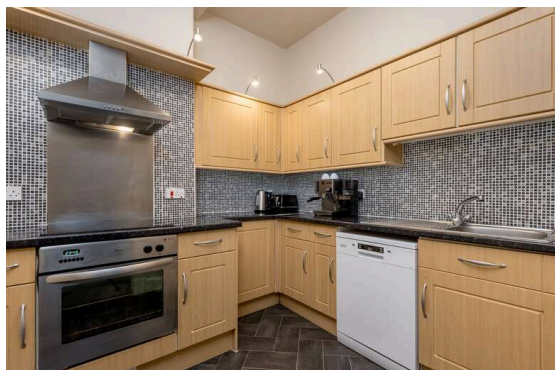
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EPC C



Second Floor Flat

Blair Cadell are delighted to bring to market this fantastic two bed tenement flat in the heart of Shandon. With stunning outlooks over the flower colonies and great links to the city centre, the property would be ideal for a range of different buyers and must be viewed.

The accommodation comprises of a large living/dining room featuring open outlooks, original ornate cornicing, centre rose and a gas fireplace making it the perfect place to host friends and family. The kitchen is fitted with a range of floor and wall mounted units offering plenty of storage space, induction hob and electric oven and white goods which are included in the sale. There are two generous double bedrooms and a useful box room that would be the perfect home office. Bathroom fitted with a three-piece suite and electric shower over the bath. Gas central heating and double glazing throughout for maximum efficiency, well kept communal gardens to the rear and residents permit parking.

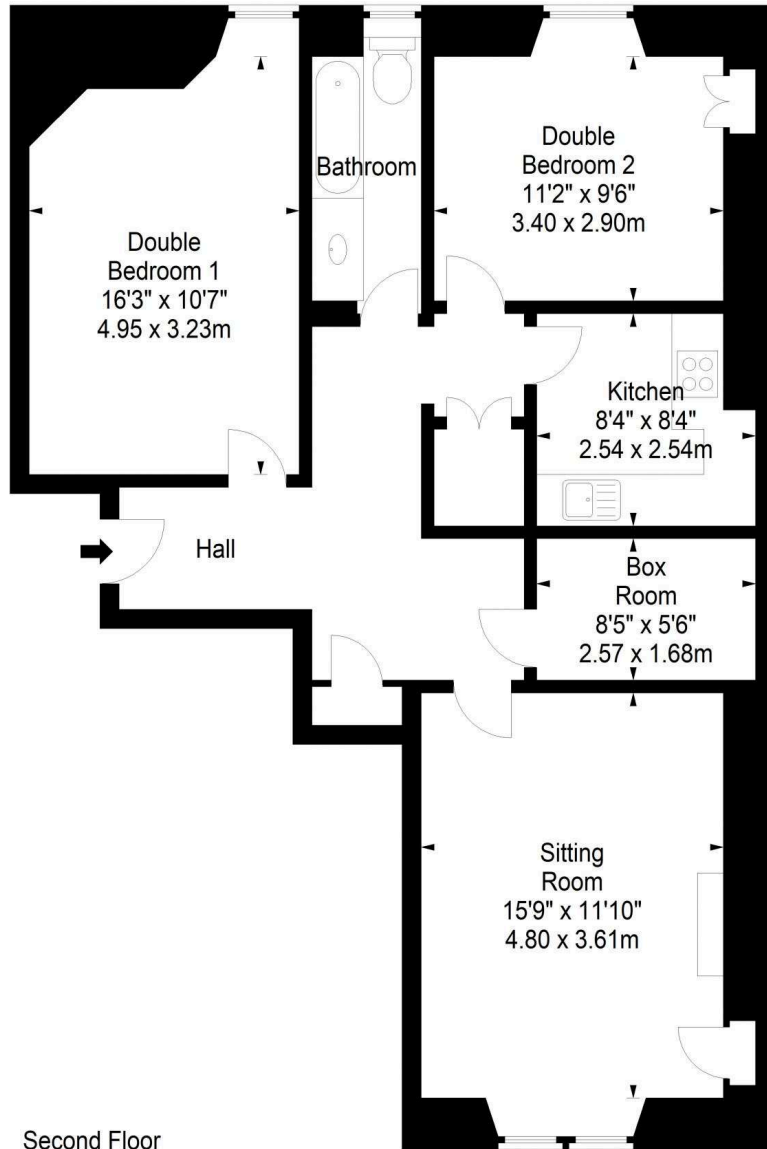
Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by frequent bus services that run close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and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





Approx. Gross Internal Area
843 Sq Ft - 78.31 Sq M
For identification only. Not to scale.
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Second Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

