

## Flat 1, 9C Merchiston Park, Edinburgh EH10 4PW

Offers Over £340,000

- Large living room with private balcony
- Kitchen/dining room fitted with a range of wall and floor mounted units, electric hob, oven and white goods which are included in the sale
- Two double bedrooms with shutters on the windows and the master featuring large wardrobes
- Bathroom fitted with three-piece suite and electric shower over bath
- Gas central heating and double glazing throughout
- Private allocated parking space
- Well kept communal gardens



1



2



1



EPC D



## Ground Floor Flat

Blair Cadell are delighted to bring to market this immaculate ground floor flat in the heart of Merchiston. In turn-key condition throughout, the property would be ideal for a range of different buyers and must be viewed.

The accommodation comprises of a large living room bathed in natural light from sliding doors which offer access to a private balcony making it the perfect place to relax with friends and family. A large kitchen/dining room ideal for hosting dinner parties that is fitted with a range of wall and floor mounted units, electric hob and oven and white goods which are included in the sale. There are two large double bedrooms both fitted with shutters on the windows and the master featuring large wardrobes offering plenty of useful storage space. A smart family bathroom fitted with a three-piece suite and electric shower over the bath. The hallway has an additional two cupboards offering plenty of storage space within the property. There is double glazing and gas central heating throughout for maximum efficiency, well kept communal gardens and an allocated parking bay.

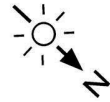
Merchiston Park is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Boroughmuir High School, Bruntsfield 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 and a short walk to Waitrose and M&S food 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**

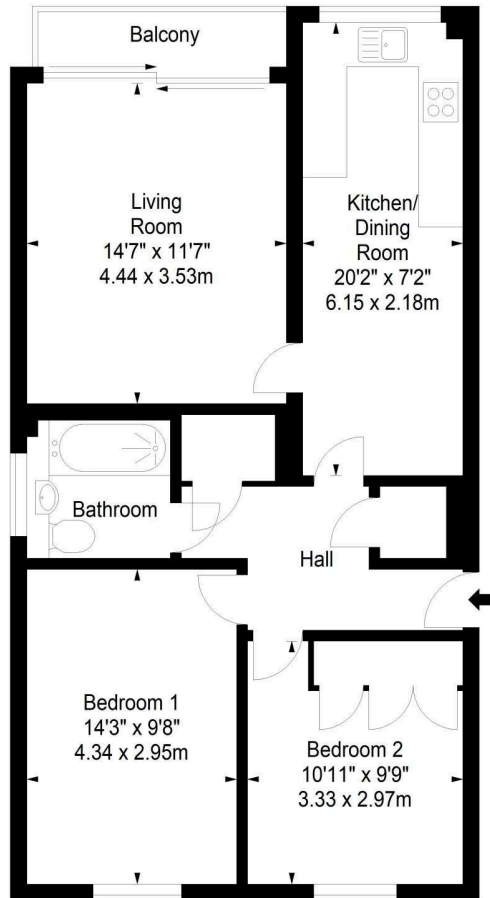




Merchiston Park,  
Edinburgh,  
Midlothian, EH10 4PW



Approx. Gross Internal Area  
736 Sq Ft - 68.37 Sq M  
For identification only. Not to scale.  
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Ground Floor



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