










Offers Over  
**£220,000**

## 9 1F3 Merchiston Grove

Shandon | Edinburgh | EH11 1PP

A superb opportunity has arisen to acquire this fantastic one bedroom first floor flat well-positioned on a quiet residential street within the ever-popular Shandon district of the city. Close to the city centre, excellent amenities and transport links, the property will undoubtedly appeal to a variety of buyers including first-time buyers and investors. Early viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



## Description

Internally, the accommodation briefly comprises of; welcoming entrance hallway with a sizable storage cupboard, bright and airy lounge/kitchen/diner with a fully-fitted kitchen area with tiling in splash areas, under-unit lighting and a separate pantry cupboard, generously proportioned double bedroom with space for freestanding furniture and different configurations while benefitting from a good sized walk-in wardrobe, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include a secure door entry system, gas central heating and single glazing throughout.

The property will sold as seen.

Open viewings every Sunday 2pm – 4pm or by appointment 0131 625 2222.



## Extras

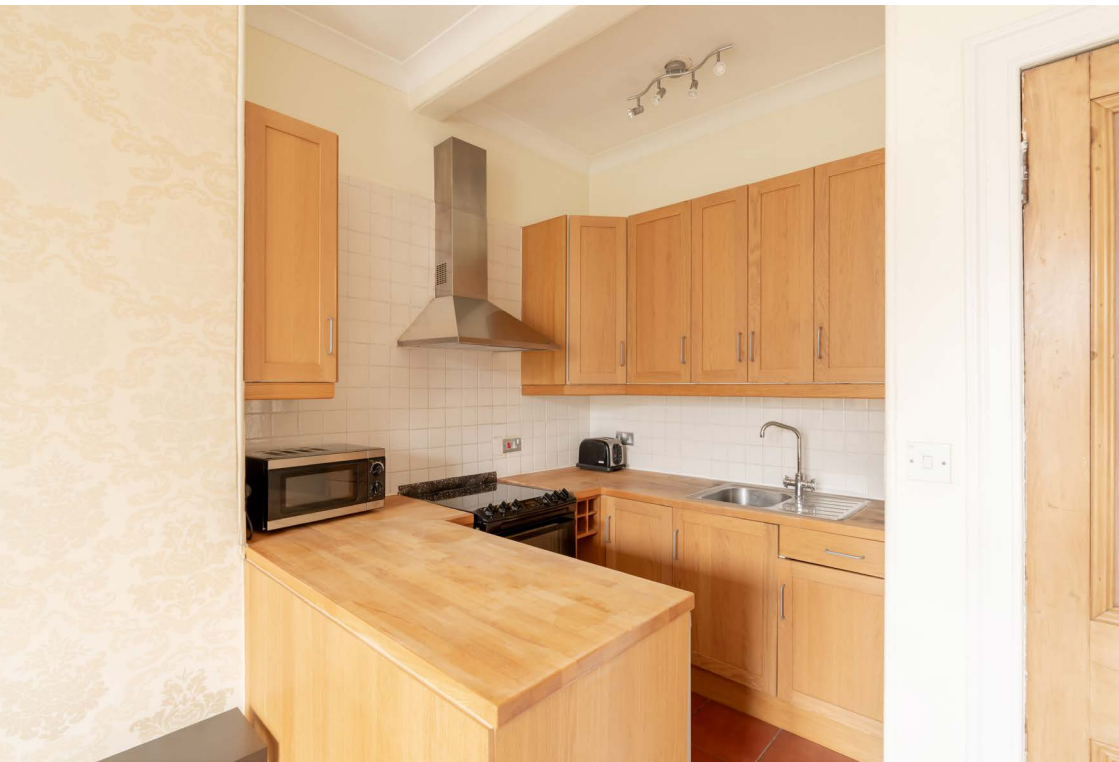
Selected fixtures and fittings, including; fridge, freezer, washing machine, curtain rails, curtains, light fittings and fitted floor coverings. Other items of furniture will be available through separate negotiation.

## Gardens and Parking

To the rear of the building is well-maintained shared garden for residents to enjoy and for the car owner, there is on-street permit/metered parking available on Merchiston Grove and surrounding streets.

## Viewing

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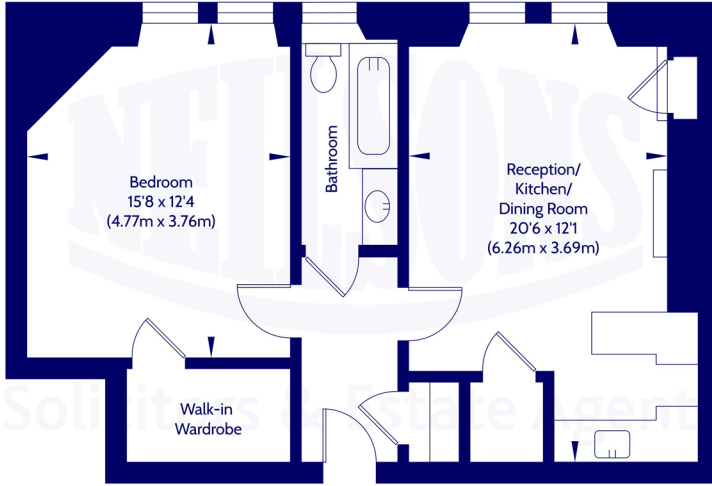


## Location

Shandon is an extremely popular and sought after district 2 miles west of the city centre. The area is well served by local specialist retailers for day to day needs, together with a choice of supermarkets including ASDA and Sainsbury's. The local public transport system links the area with the city centre and surrounding districts and Slateford Railway Station is nearby. Good schooling at all levels is provided locally including some of Edinburgh's Merchant schools. Leisure and recreational facilities abound and include Harrison Park, Union canal, Craigmlockhart Tennis and Sports Centre, Kingsknowe Golf Course and Dalry Swim Centre together with ease of access to the city's world famous galleries, cinemas, theatres and museums. The property is well placed for access to Gogarburn, Edinburgh Park, the Western Approach Road, City By-Pass, national motorway network, Forth Road Bridge and Edinburgh International Airport.



Approx. Gross Internal Floor Area 55.24 Sq M / 595 Sq Ft.



First Floor

Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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