

COULTERS<sup>©</sup>

# 3 MERCHISTON GROVE

SHANDON, EDINBURGH, EH11 1PP

 2 BED  1 BATH  2 PUBLIC




## TAKE A LOOK INSIDE

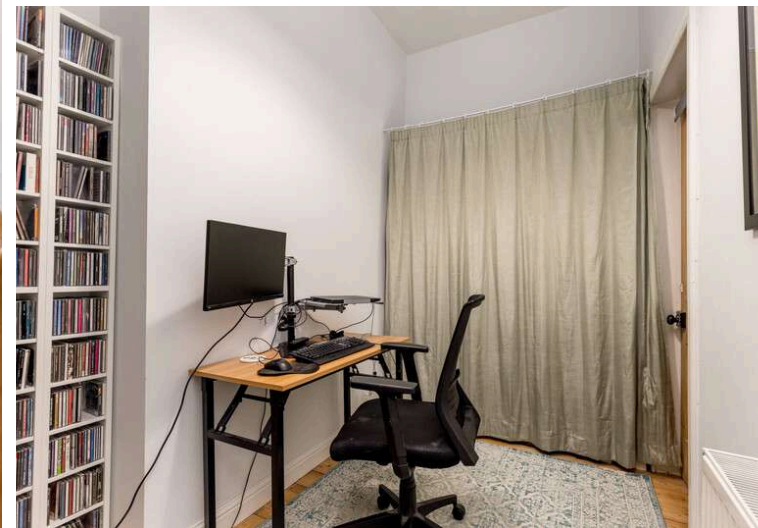
3 Merchiston Grove is a beautifully presented maindoor flat, forming part of a traditional stone built tenement building in the popular residential area of Shandon. The charming enclosed private front garden is accessed by way of a wrought iron gate and path, leading to the front door, which in turn, opens onto a handy entrance vestibule with attractive etched glass bringing daylight to the attractive hall.

The elegant bay windowed sitting room boasts a wonderful mantelpiece and hearth which forms a lovely focal point in the room, along with engaging period features such as attractive decorative cornice, working shutters, a press cupboard and sanded and stained wood flooring.

To the rear there is a large, modern dining kitchen with plenty of space for a dining table and chairs. Modern wall and base mounted cabinetry and ample worktop space has been fitted and there is a practical pantry for additional storage. The integrated appliances comprise; gas hob, electric oven, extractor hood, washing machine and dishwasher.

## KEY FEATURES

-  Beautifully presented maindoor flat.
-  Private front garden & shared rear garden.
-  Situated in the popular area of Shandon.
-  Two double bedrooms plus boxroom/study.
-  On street permit holder parking.
-  Within a short walk of local shops.



The gorgeous master bedroom is generously proportioned with extensive freestanding wardrobes which will be included in the sale. A second double bedroom is situated to the rear and the boxroom (currently used as a home office). The sleek contemporary bathroom has a bath (with shower & shower screen over), WC, wash hand basin and heated towel rail. There is ample storage in the hall, of which the particularly notable long curved store.

In addition to the private front garden, there is a shared garden (accessed from the neighbouring stair). Permit holder parking is available on the street outside.





## THE LOCAL AREA

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.

## EXTRAS

All blinds, light fittings, fitted flooring, bedroom wardrobes, integrated appliances and freestanding fridge/freezer are included in the sale price. The wall mounted bed may be available by separate negotiation.

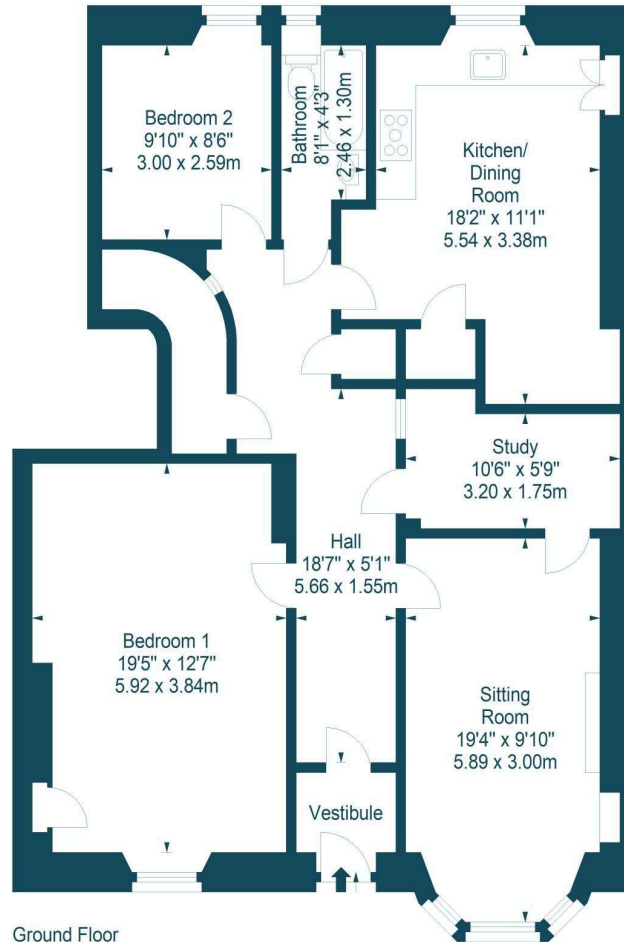




Merchiston Grove,  
Edinburgh,  
Midlothian, EH11 1PP



Approx. Gross Internal Area  
1120 Sq Ft - 104.05 Sq M  
For identification only. Not to scale.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.