

**4/2 Spylaw Road  
Edinburgh EH10 5BH**

**Offers Over £440,000**

- Large bay window living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Three double bedrooms with master featuring en-suite
- Fully tiled shower room fitted with two-piece suite
- Gas central heating and double glazing
- Ample storage
- Shared off-street parking and single garage
- Well kept communal gardens

**Council Tax Band: G**

**Tenure: Freehold**

**Annual Service Charge: £1920**

**Shared Ownership: N**



1



3



2



EPC C



## Flat

Blair Cadell is delighted to present this stunning three-bedroom ground-floor flat located in the heart of Merchiston. Boasting excellent local amenities and easy access to Edinburgh city centre, this property is sure to attract a wide range of buyers and is a must-see.

The accommodation features a spacious bay-windowed living/dining room, perfect for entertaining friends and family. The stylish kitchen comes with an excellent range of wall and floor-mounted units, a gas hob, electric oven, and white goods, all included in the sale. There are three generous double bedrooms, each with fitted wardrobes providing ample storage space. The master bedroom also benefits from a modern en-suite with a two-piece suite and a mains-powered walk-in shower. The property includes a second fully tiled shower room, similarly equipped with a two-piece suite and walk-in shower. Additionally, two handy hallway cupboards provide extra storage. The flat offers gas central heating and double glazing throughout. Residents can enjoy beautifully maintained communal gardens, a single garage, and access to visitor parking. \*Please note that no warranties are provided for systems or appliances\*

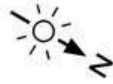
Situated on Spylaw Road, a highly sought-after area just 1.5 miles from the city centre, the property enjoys excellent public transport links with a frequent bus service nearby. The City Bypass is a short drive away, offering convenient access to Edinburgh International Airport and the M8, M9, and M90 motorways. The area is well-served by both public and private schools, including Boroughmuir High School, Bruntsfield Primary, and George Watson's College. Shopping options are abundant, with Edinburgh West Retail Park, 24-hour ASDA, Sainsbury's Superstore, Lidl, Aldi, Waitrose, and M&S Food all within easy reach. Recreational facilities are plentiful, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers restaurants, a cinema, and a Nuffield Health Centre.

**Viewing by appointment on 0131 337 1800**





**Spylaw Road,  
Edinburgh,  
Midlothian, EH10 5BH**

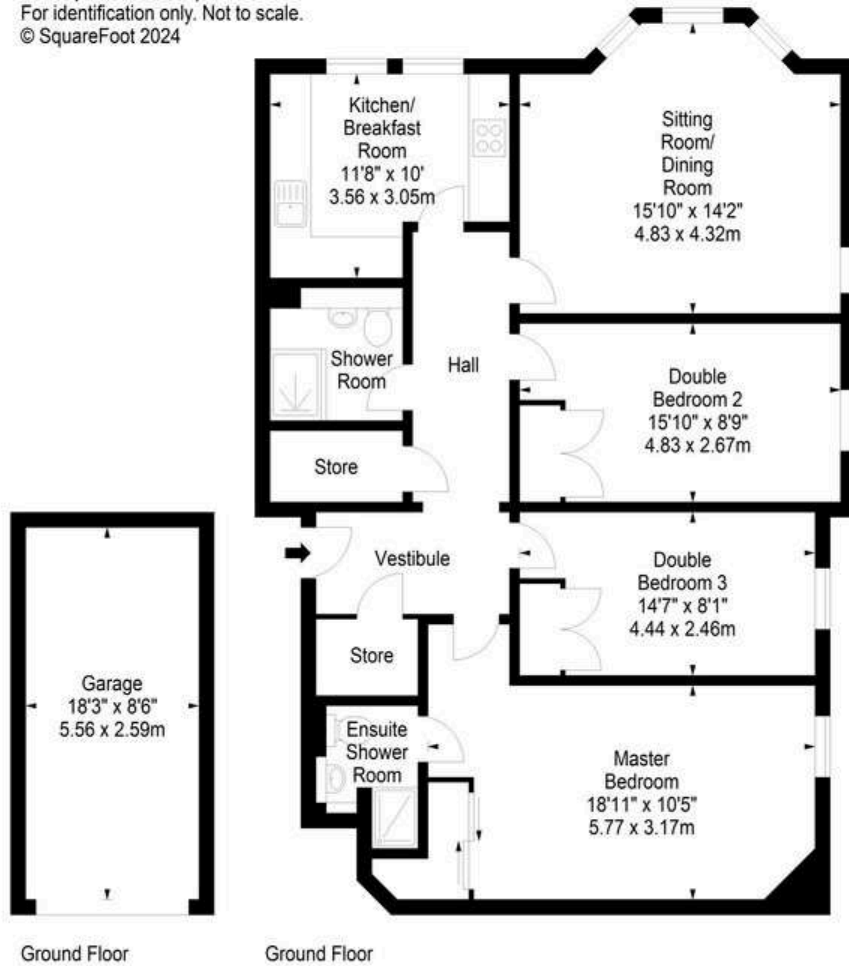


Approx. Gross Internal Area  
1072 Sq Ft - 99.59 Sq M

Garage

Approx. Gross Internal Area  
155 Sq Ft - 14.40 Sq M

For identification only. Not to scale.  
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Ground Floor

Ground Floor



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