

**3 Merchiston Grove
Edinburgh EH11 1PP**

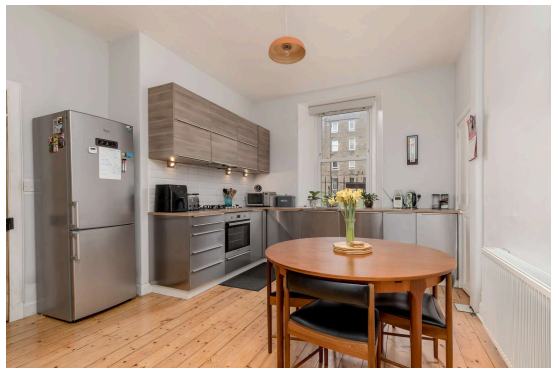
Offers Over £375,000

- Stunning bay window lounge featuring ornate cornice, centre rose and working fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and large pantry cupboard
- Two double bedrooms both with fitted wardrobes
- Large box room/home office space
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Private garden space to front and communal garden to rear
- Residents permit parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



Maindoor Flat

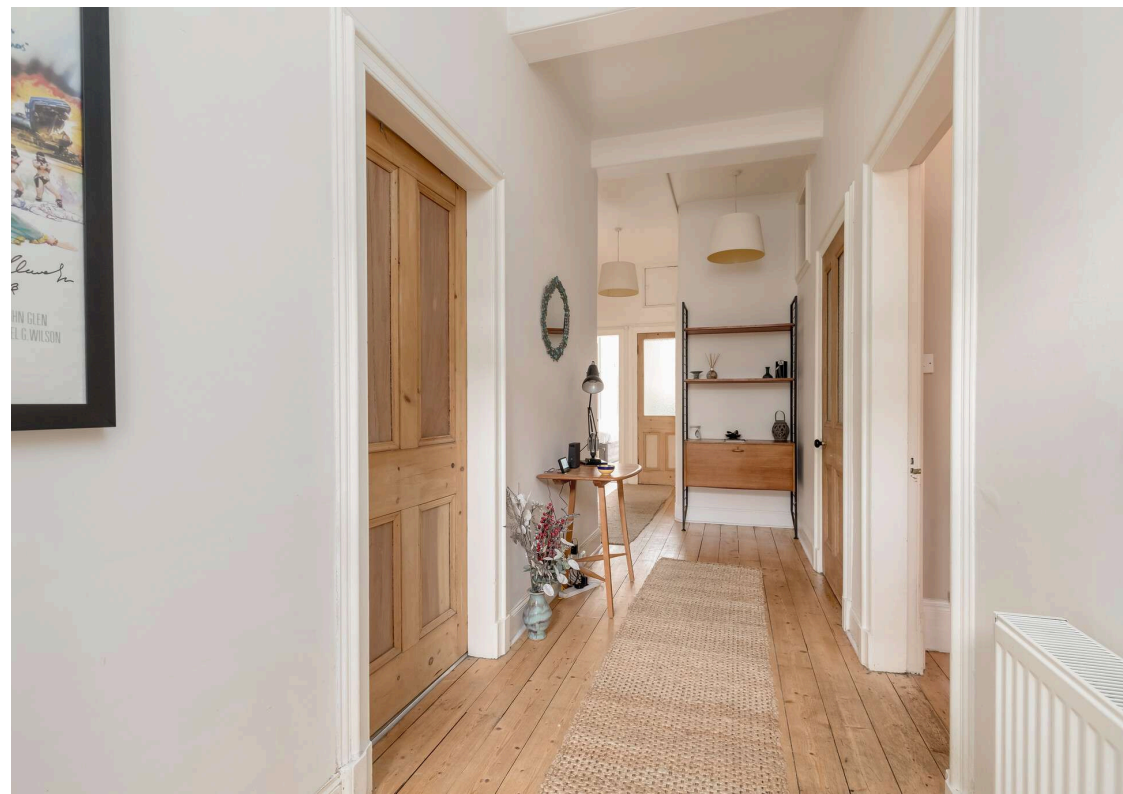
Blair Cadell is thrilled to present this stunning main door flat, offering fantastic features throughout and presented in immaculate, move-in condition. Ideal for first-time buyers or those looking to downsize, this property is a must-see.

The flat boasts a charming tiled entrance vestibule leading to a spacious hallway with two convenient storage cupboards. The bay-windowed lounge is a standout feature, showcasing ornate cornicing, a working tiled fireplace, and working window shutters – a perfect space for relaxing evenings. The kitchen/dining room is well-appointed with a range of wall and floor-mounted units, a gas hob, electric oven, and appliances included in the sale, as well as a large pantry cupboard for additional storage. The property offers a generous master bedroom at the front, complete with wardrobes providing ample storage, along with a second double bedroom at the rear again with wardrobes, both featuring plain cornicing and working shutters. A versatile box room, ideal as a home office or nursery, adds further flexibility. Completing the home is a fully tiled family bathroom with a three-piece suite and a mains-powered shower over the bath. Additional features include new double glazing, gas central heating controlled by a NEST thermostat for maximum efficiency, a private front garden, and access to a shared rear garden. Residents permit parking.

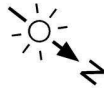
Located in the highly sought-after Shandon area, just 1.5 miles from the city centre, the property benefits from excellent transport links, with frequent bus services nearby. The city bypass is a short drive away, providing access to the Edinburgh International Airport and the M8, M9, and M90 motorways. The area is served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Shandon offers an array of shopping options, including Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, as well as Lidl and Aldi. Recreational amenities abound, with Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex – home to restaurants, a cinema, and a Nuffield Health Centre – all within easy reach.

Viewing by appointment on 0131 337 1800

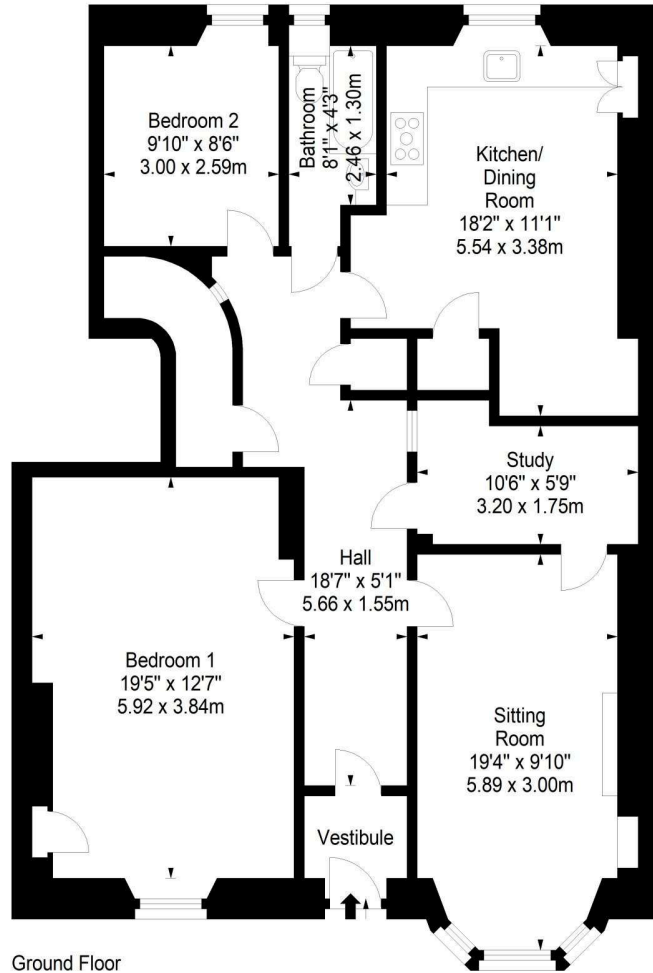




**Merchiston Grove,
Edinburgh,
Midlothian, EH11 1PP**



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