

**96/3 Myreside Road
Edinburgh EH10 5BZ**

Offers Over £210,000

- Large living/dining room with direct access to private balcony
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Two double bedrooms both with fitted wardrobes
- Bathroom fitted with three-piece suite and shower over the bath
- Gas central heating and double glazing throughout
- Communal garden
- On-street parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £75

Shared Ownership: No



Flat

Blair Cadell is delighted to present this two-bedroom flat in the highly sought-after area of Merchiston. While the property would benefit from some renovation, it boasts stunning open outlooks and offers fantastic potential for buyers looking to create their ideal home.

The accommodation features a spacious living/dining room, flooded with natural light thanks to sliding doors that open onto a private balcony with beautiful open views. The kitchen is well-equipped with a range of floor and wall-mounted units, a gas hob, an electric oven, integrated appliances, and white goods included in the sale. There are two generous double bedrooms, both benefiting from fitted wardrobes that provide ample storage space. The bathroom is fitted with a three-piece suite and a mains shower over the bath. The hallway includes built-in storage units and offers access to attic space for additional storage. Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys access to a well-maintained communal garden to the rear, and on-street permit parking is readily available. **Please Note:** No warranties given for systems. Residents are required to pay membership of Merchiston Gardens Association. Last known subscription charge was £75 p.a. and this allows residents access to Merchiston Garden

Myreside road 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

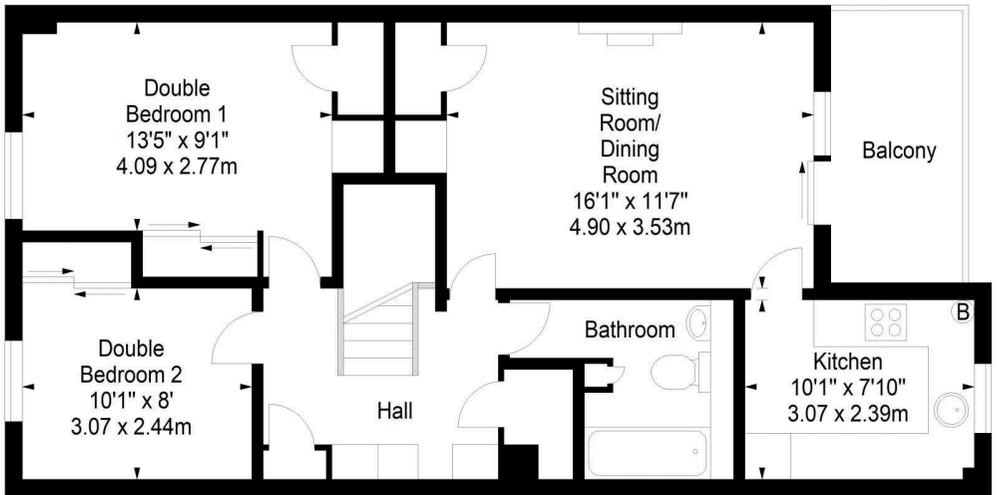




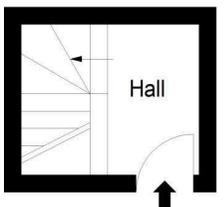
**Myreside Road,
Edinburgh,
Midlothian, EH10 5BZ**



Approx. Gross Internal Area
786 Sq Ft - 73.02 Sq M
For identification only. Not to scale.
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First Floor



Ground Floor Entrance

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