

**11/4 Merchiston Grove
Edinburgh EH11 1QP**

Fixed Price £220,000

- Large living/dining room featuring ornate corning, decorative fireplace and centre rose
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- Large double bedroom
- Bathroom fitted with three-piece suite and shower over the bath
- Gas central heating and double glazing
- Well kept communal garden
- On-street permit parking

Council Tax Band: B

Tenure: Freehold

Shared Ownership: No



Flat

Blair Cadell is delighted to present this beautifully maintained one-bedroom tenement flat in the highly sought-after area of Shandon. Boasting excellent transport links to the city centre and a fantastic range of local amenities, this charming property will appeal to a variety of buyers and is a must-see.

The accommodation features a spacious living/dining room with a striking decorative fireplace, creating the perfect space to relax or entertain. The kitchen is well-appointed with a range of floor and wall-mounted units, an electric hob and oven, and essential white goods included in the sale. The generously sized double bedroom showcases elegant period details, including ornate cornicing and a centre rose. The bathroom is fitted with a three-piece suite and benefits from a mains-powered shower over the bath. Additional highlights include gas central heating, double glazing throughout, well-maintained communal gardens to the rear, and residents' permit parking. **Please note:** No warranties are provided for systems.

Shandon is a highly sought-after location approximately 1.5 miles from the city centre, easily accessed by a frequent bus service that runs nearby. 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, including the popular Craiglockhart Primary and George Watson's College. Shopping options include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores. The area boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield health centre.

Viewing by appointment on 0131 337 1800

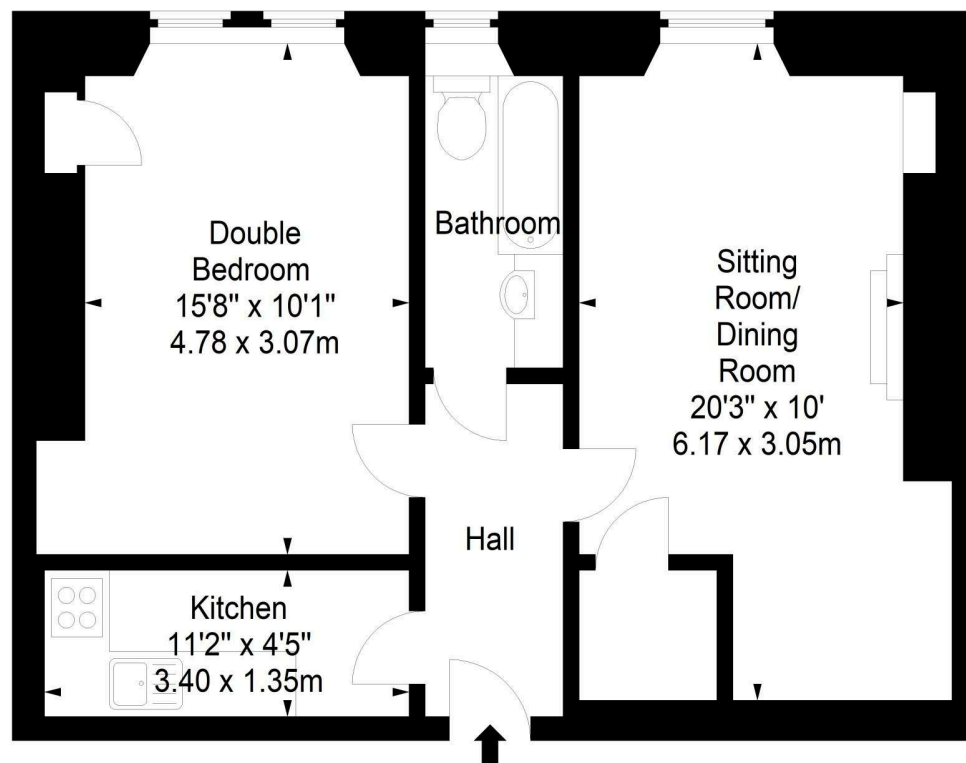
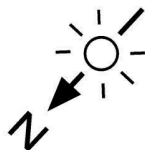




**Merchiston Grove,
Edinburgh,
Midlothian, EH11 PW**



Approx. Gross Internal Area
551 Sq Ft - 51.19 Sq M
For identification only. Not to scale.
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First Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



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