

**5 1F2 Merchiston Grove
Edinburgh EH11 1PP**

Offers Over £180,000

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units and appliances included
- Double bedroom with fitted wardrobes
- Bathroom fitted with three-piece suite and electric shower over the bath
- Large box room
- Double glazed
- Well kept communal gardens

Council Tax Band: B

Tenure: Freehold

Shared Ownership: No



First Floor Flat

Blair Cadell is delighted to present this 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, whilst in need of some renovation work, the property provides a great opportunity.

The accommodation features a spacious living/dining room, the perfect space to relax or entertain. The kitchen is well-appointed with a range of floor and wall-mounted units, and essential white goods included in the sale. The generously sized double bedroom showcases elegant period details, including ornate cornicing and a centre rose and built in wardrobes offering plenty of storage space. The newly fitted bathroom has a three-piece suite and benefits from an electric powered shower over the bath. Additional highlights include a large box room offering plenty of useful storage, 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

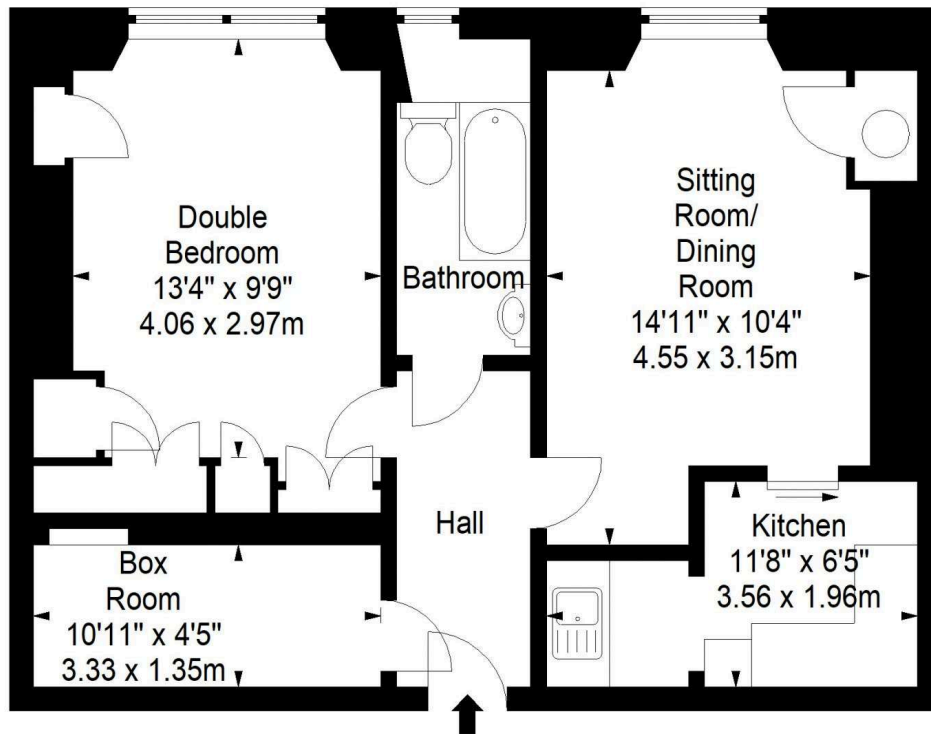
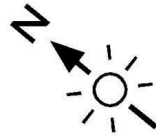




**Merchiston Grove,
Edinburgh,
Midlothian, EH11 1PP**



Approx. Gross Internal Area
562 Sq Ft - 52.21 Sq M
For identification only. Not to scale.
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First Floor



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