

**PF1 7 Merchiston Grove
Edinburgh EH11 1PP**

Offers Over £300,000

- Traditional two bed ground floor flat
- Bay windowed lounge with period features
- Spacious dining kitchen
- Two well proportioned double bedrooms
- Boxroom
- Family bathroom with shower over bath
- Gas central heating and double glazing
- Private front garden and communal gardens to the rear & on street permit parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



1



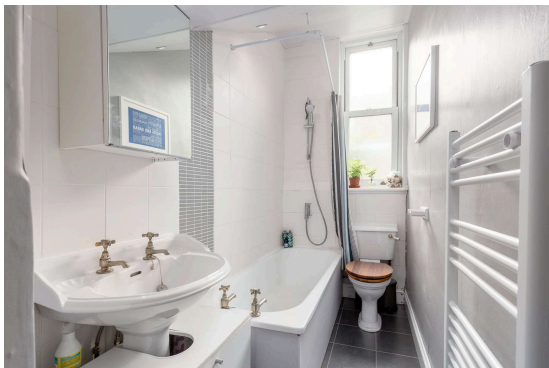
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EPC C



Two Bedroomed Ground Floor Flat

Blair Cadell are delighted to present this impressive two-bedroom property, ideally located in the highly sought-after Shandon area of the city. Offering stylish, walk in condition accommodation just moments from excellent local amenities and transport links, this outstanding home is sure to appeal to a wide range of buyers.

The property features a welcoming entrance hallway, complete with a useful storage cupboard and access to loft storage. The spacious bay-windowed lounge boasts elegant cornicing, a ceiling rose, and a decorative fireplace, creating a charming and comfortable living space. The dining kitchen offers ample wall and floor-mounted storage units, an electric oven with gas hob, and a convenient pantry cupboard ideal for modern day living. There are two well-proportioned double bedrooms, while the additional box room offers flexible space, perfect for a home office, study, or extra storage. The family bathroom is well-appointed with a modern three-piece suite and a mains-powered shower over the bath. Externally, the property benefits from a well maintained private front garden, communal gardens to the rear and residents permit parking.

Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants.

Shandon is exceptionally well-served for everyday needs, offering a great selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

Viewing by appointment 0131 337 1800

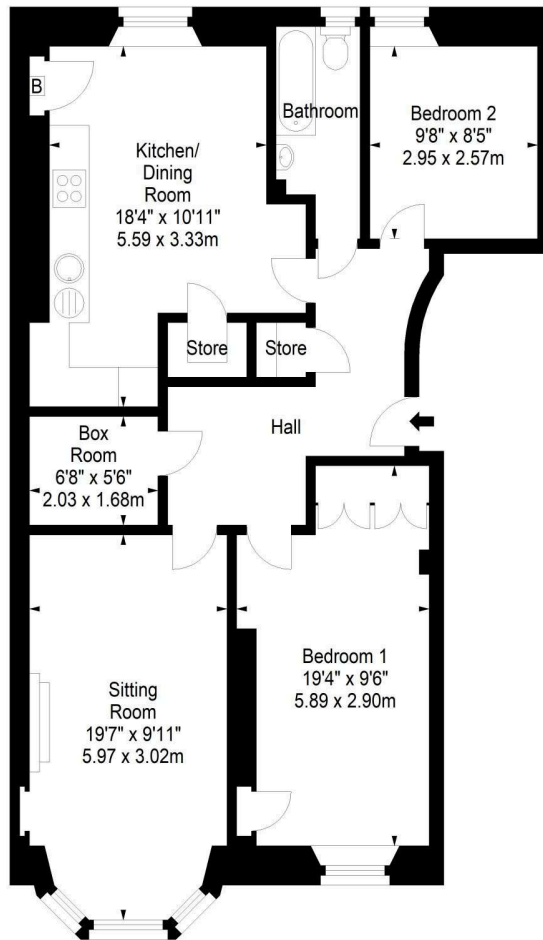
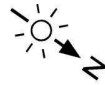




**Merchiston Grove,
Edinburgh,
Midlothian, EH11 1PP**



Approx. Gross Internal Area
884 Sq Ft - 82.12 Sq M
For identification only. Not to scale.
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Ground Floor



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