

**9 3F4 Merchiston Grove
Edinburgh EH11 1PP**

Offers Over £430,000

- 3 bed double upper
- Lounge with period features & stove
- Dining Kitchen with integrated appliances
- 3 double bedrooms
- Luxurious shower room
- Family bathroom
- Gas central heating, double glazing & on street parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £150

Shared Ownership: N



1



3



1



EPC C



3 Bed Double Upper Flat

Blair Cadell are delighted to present this immaculate, beautifully designed 3 bed double upper located in the highly sought-after Shandon area. The property is presented in turn-key condition and would make an ideal family home, offering versatile, generous living space, versatile accommodation, and a layout perfectly suited to modern family life. Early viewings are highly recommended.

The property comprises; welcoming entrance hallway, complete with convenient understair storage and a charming traditional Edinburgh press, adding both character and practicality. The elegant lounge is bright and spacious, enhanced by double windows and attractive period details, including ornate cornicing and a wood-burning stove that forms a charming focal point. The modern dining kitchen offers a stylish and practical space, complete with an electric oven, gas hob, and integrated dishwasher perfect for hosting gatherings. On this level, a generously proportioned double bedroom provides comfortable accommodation, while the luxurious bathroom is finished to a high standard, boasting a sleek walk-in shower with a rainfall fitting. Stairs to the upper level lead to a generous double bedroom, bright and airy with two Velux windows that fill the room with natural light, along with a handy storage cupboard. A versatile third double bedroom, also with a Velux window, offers flexible use as a guest room, home office, or nursery. This level is completed by a stylish family bathroom, thoughtfully designed for both convenience and practicality. Externally, residents can enjoy a beautifully maintained communal garden an ideal setting for outdoor relaxation together with the convenience of on-street permit parking.

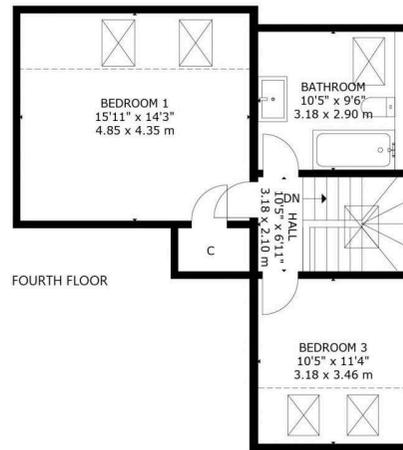
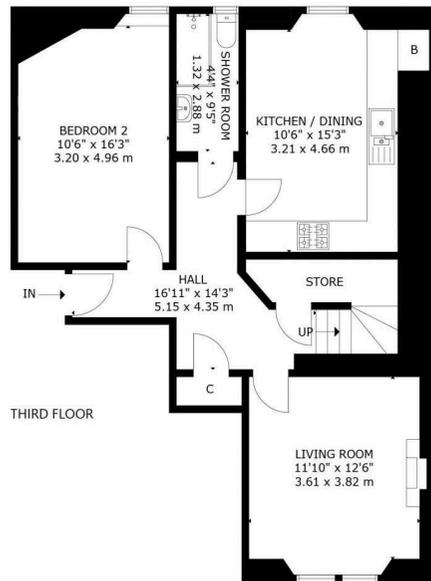
Please note a payment of £120 annually towards the stair cleaning and £30 annually for grass cutting.

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.

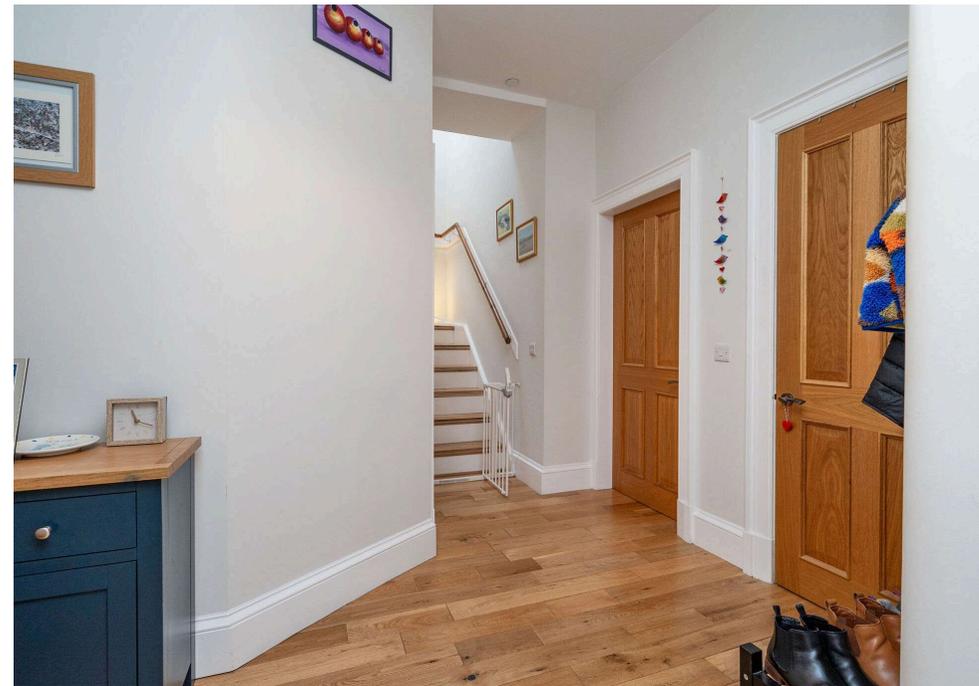
Viewing By appointment 0131 337 1800







9, 3F4, MERCHISTON GROVE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,324 SQ FT / 123 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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