

**1F1, 2 Merchiston Grove
Edinburgh EH11 1PP**

Offers Over £250,000

- Bright one bed, 1 box tenement flat
- Sought after location
- Bay windowed lounge with period features & fireplace
- Dining Kitchen
- Double bedroom plus box room
- Family bathroom with shower over bath
- Gas central heating & double glazing
- Communal garden & residents permit parking

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: £180

Shared Ownership: N



Traditional First Floor Flat

Blair Cadell are delighted to present this bright one bedroomed, one box room, tenement flat situated in the highly sought after Shandon area of the city. Well maintained throughout and situated close to superb local amenities, this property provides an excellent opportunity for first time buyers, young professionals and investors.

The property comprises a welcoming entrance hallway leading to a bright bay windowed lounge, which boasts attractive original period features including ornate cornicing, an elegant centre rose, and a fireplace that adds warmth and character. The well equipped dining kitchen creates the perfect space for entertaining and offers ample wall and floor storage, including a useful pantry cupboard, and is fitted with an electric oven and gas hob. There is a well proportioned double bedroom alongside a versatile box room ideal for home working or guest use. The bathroom features a three piece suite with thermostatic waterfall shower over the bath. Further benefits include gas central heating, double glazing, a communal garden, and residents' on-street permit parking.

Please note that there is an annual charge of £160 for communal stair cleaning services, along with a £20 annual contribution towards the maintenance and mowing of the communal garden. In addition, an annual roof inspection and maintenance contract has been in place since 2022 to cover the roof and guttering. The yearly cost varies depending on any works required.

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

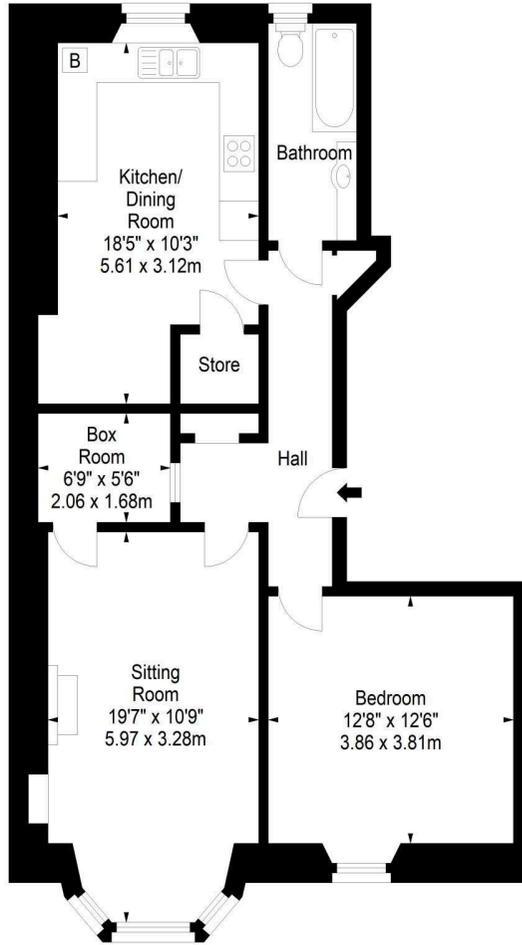




Merchiston Grove,
Edinburgh,
Midlothian, EH11 1PP



Approx. Gross Internal Area
756 Sq Ft - 70.23 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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



rightmove

OnTheMarket

BlairCadell
solicitors + estate agents