

**2F3 9 Merchiston Grove
Edinburgh EH11 1PP**

Offers Over £225,000

- Bright one bed plus one box traditional flat
- Twin windowed lounge/diner
- Versatile box room
- Breakfasting kitchen
- Double bedroom with twin windows & window seat
- Bathroom with three piece suite and electric shower over bath
- Gas central heating and double glazing
- Communal gardens & on street permit parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: £30

Shared Ownership: N



Traditional Second Floor Flat

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

This charming property offers well-presented accommodation with a welcoming hallway that includes a generous storage cupboard. The spacious lounge/dining room boasts twin windows and retains beautiful period features such as original floorboards, ornate cornicing and a decorative fireplace, creating an inviting setting for relaxing or entertaining. A versatile box room is located just off the lounge, ideal for use as a home office or study. The well-proportioned breakfasting kitchen is fitted with a range of wall and base units, a breakfast bar, gas hob, and electric oven and useful pantry cupboard. The bright and spacious double bedroom features twin windows and a characterful window seat, adding both charm and natural light. The bathroom is fitted with a three-piece suite and an electric shower over the bath. The property further benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Externally, there is a well-maintained communal garden, and on-street permit parking is available. Please note there is an annual charge of £30 towards garden maintenance.

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.

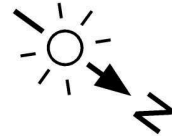
Shandon is exceptionally well-served for everyday needs, offering a great selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access 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

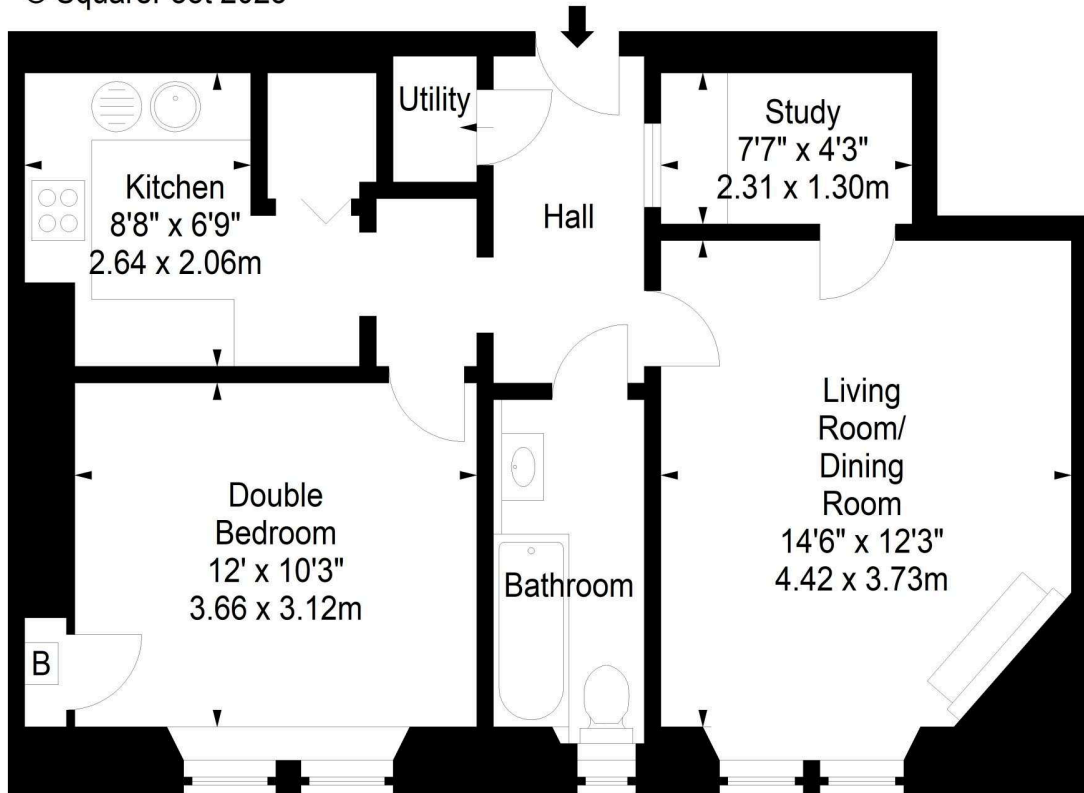




Merchiston Grove, Edinburgh, EH11 1PP



Approx. Gross Internal Area
597 Sq Ft - 55.46 Sq M
For identification only. Not to scale.
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Second Floor



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