

campbell
smith

13, GFI Merchiston Grove,
Edinburgh,
EH11 1PW



- Traditional factored ground floor flat offering great potential
- Versatile accommodation
- Entryphone
- Sitting room
- Kitchen
- Large box room
- 2 double bedrooms
- Shower room
- Gas Central Heating
- Double glazing
- Shared rear garden

Fixed Price : £285,000









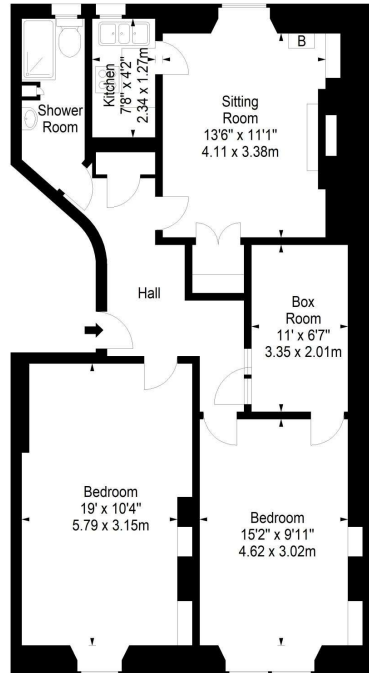




Merchiston Grove,
Edinburgh,
Midlothian, EH11 1PW



Approx. Gross Internal Area
871 Sq Ft - 80.92 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The curtains, blinds and the white goods in the kitchen are included. No warranty is given regarding the services, systems or any appliances



Buses

Slateford Road - 4, 22, 22A, 34, 35, 44, N35, N44. Ashley terrace - 38



Shops

Ashley Terrace, Slateford Road, Asda at Chesser



Schools

Craiglockhart PS, St Cuthbert's RC PS, Tynecastle HS, St Augustine's RC HS



Parking

Council residents' parking permit



Council Tax Band - C



EPC - D



Factor

Edinburgh Block Management - 1/5/26 to 30/4/27 is £365. Further details on request



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.