

**12/10 Merchiston Grove
Edinburgh EH11 1PW**

Offers Over £225,000

- Open plan lounge/kitchen/diner
- Double bedroom with period features
- Versatile box room
- Family bathroom with mains shower over bath
- Double glazing
- Gas central heating
- Residents permit parking

Council Tax Band: B
Tenure: Freehold



Exceptional 1 bed tenement flat

12/10 Merchiston Grove is an exceptional one bedroom plus box room tenement flat situated within the highly sought-after Shandon area of the city. Set within a vibrant and well-connected neighbourhood, the property is ideally placed to take advantage of an excellent range of local amenities, whilst also being within easy reach of the picturesque green spaces of Harrison Park and the Union Canal. Bright and well-proportioned throughout, this superb home is presented to the market in true walk-in condition, offering stylish and comfortable accommodation ideally suited to first-time buyers, professionals, downsizers, and investors alike.

Offering a well-balanced and thoughtfully designed interior, the accommodation opens with a welcoming entrance hallway. The open plan lounge/kitchen dining area is bright and welcoming, providing an ideal space for both relaxing and entertaining. Practical and well-appointed, the kitchen features ample wall and base units for storage, complemented by a range of integrated appliances, together with an electric oven and hob and breakfast bar, creating a sociable space for everyday dining and entertaining. Generously proportioned, the double bedroom provides a comfortable retreat with ample space for freestanding furniture and storage, while also retaining attractive period features including ornate cornicing and a decorative ceiling rose. Adding further versatility, the box room currently set up as a guest bedroom could be utilised as a home office, dressing room, nursery, or for additional storage space. Completing the accommodation is a contemporary bathroom fitted with a three-piece suite and mains shower over the bath. Further benefits include gas central heating and double glazing, ensuring comfort and energy efficiency throughout.

Externally, the property enjoys access to a communal garden, perfect for relaxing outdoors, as well as residents' on-street parking for added convenience. 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. For everyday needs, there is an excellent selection of nearby shops, including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area is also particularly well placed for Edinburgh's universities, with excellent transport links providing convenient access to the University of Edinburgh, Edinburgh Napier University, and Heriot-Watt University campuses. The area 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

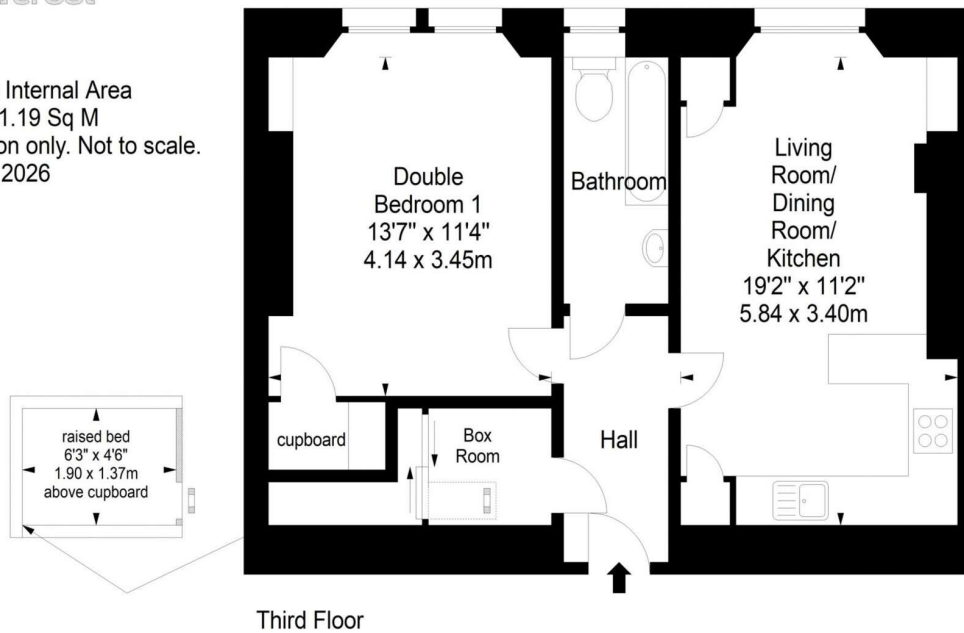




**Merchiston Grove,
Edinburgh,
Midlothian, EH11 1PW**



Approx. Gross Internal Area
551 Sq Ft - 51.19 Sq M
For identification only. Not to scale.
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