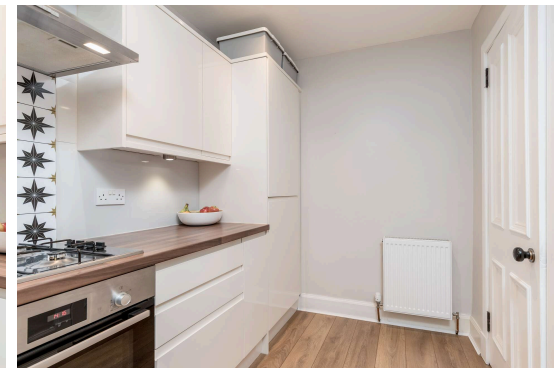
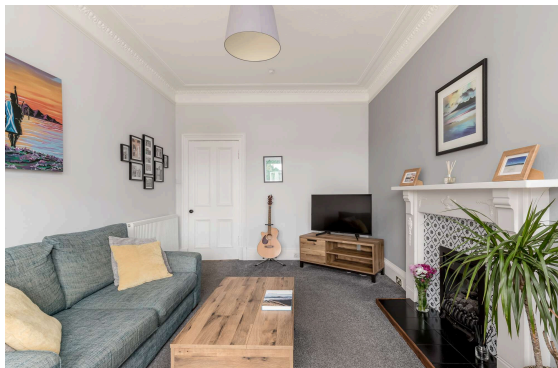


**11/6 Shandon Place  
Edinburgh EH11 1QN**

**Offers Over £290,000**

- Bay window living/dining room featuring ornate cornice and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Two double bedrooms
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central and double glazing throughout
- Well kept communal garden to rear
- On-street permit parking

**Council Tax Band: D  
Tenure: Freehold**



## Flat

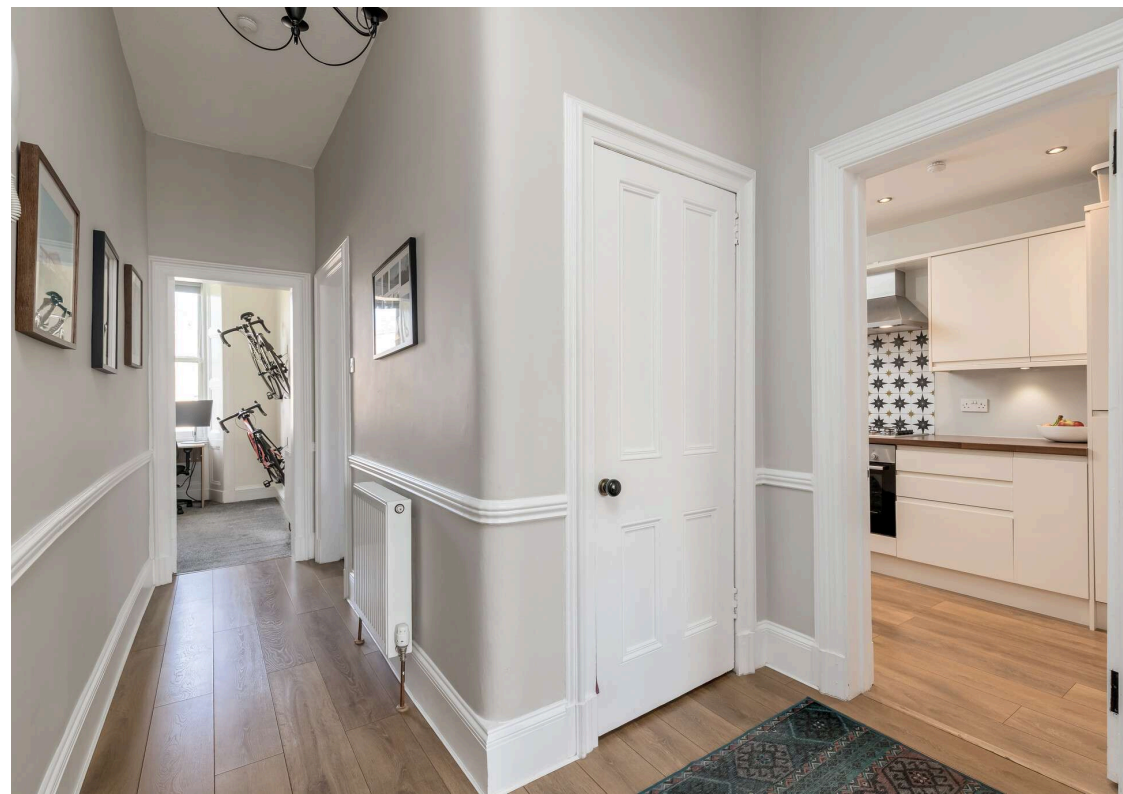
This superb two-bedroom flat is ideally positioned within the highly sought-after Shandon area and is certain to appeal to a broad range of buyers. Presented in impeccable, turn-key condition, the property is perfectly suited to first-time buyers, professionals, or investors alike.

The accommodation comprises a bright and elegant bay-windowed living and dining room, beautifully enhanced by ornate cornicing, a central ceiling rose, and an attractive decorative fireplace, creating a warm and inviting space for both relaxation and entertaining. The kitchen is well appointed with a range of floor and wall-mounted units, a gas hob, electric oven, and integrated appliances, with white goods available by separate negotiation. There are two generously proportioned double bedrooms, with the master bedroom benefiting from a large built-in cupboard providing excellent storage. The stylish bathroom features a modern three-piece suite with a mains shower over the bath. Additional benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, residents enjoy access to a well-maintained communal garden, while permit parking is readily available.

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 on 0131 337 1800**

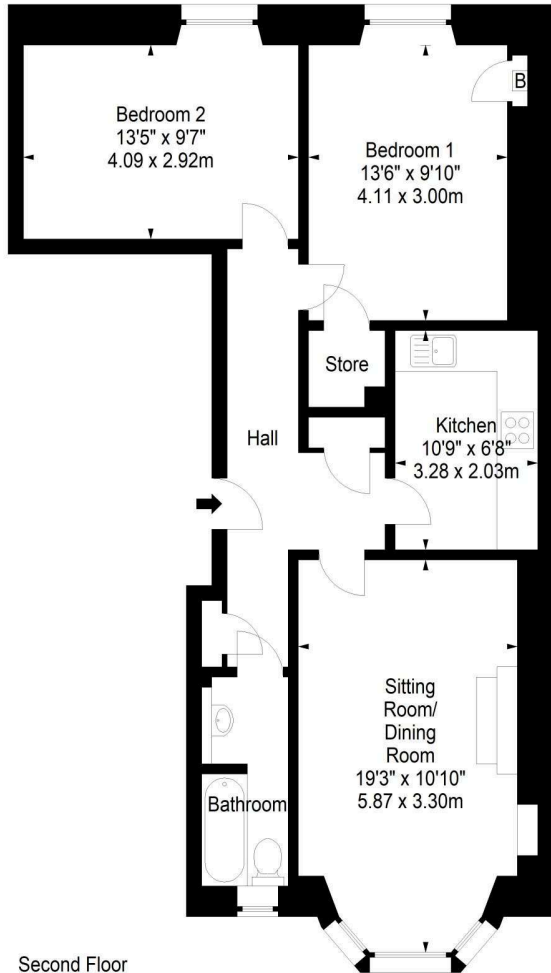




Shandon Place,  
Edinburgh,  
Midlothian, EH11 1QN



Approx. Gross Internal Area  
737 Sq Ft - 68.47 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Second Floor



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