

12/4 Ogilvie Terrace Edinburgh EH11 1NR

Offers Over £340,000

- Traditional tenement
- Bay windowed open plan living/kitchen/dining room
- Two Double bedrooms master en-suite
- Family bathroom with three piece suite and electric shower
- Double glazed sash and case windows
- Gas central heating & multi fuel stove
- Communal gardens
- Residents on street permit parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



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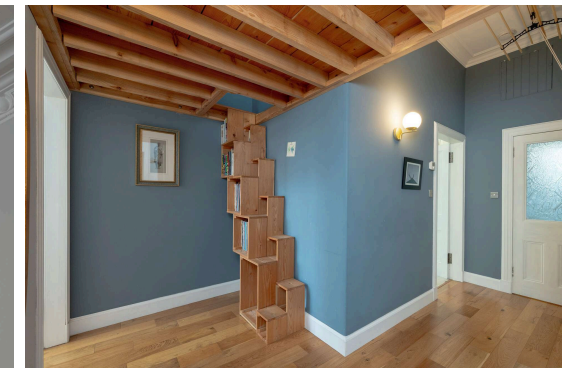
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EPC C



Traditional Two Bedroomed Second Floor Flat

Blair Cadell are delighted to present this impressive two-bedroom property, ideally located in the highly sought-after Shandon area of the city. Offering stylish, walk-in-condition accommodation with beautiful views towards Harrison Park, and just moments from excellent local amenities and transport links, this outstanding home is sure to appeal to a wide range of buyers.

This charming property opens onto a spacious hallway, featuring two large storage cupboards and access to versatile attic space. The bay-windowed living room, kitchen, and dining area provides wonderful views towards Harrison Park and creates a bright, open-plan environment, ideal for both relaxing and entertaining. Original period features, including decorative cornicing and an Edinburgh press, are complemented by a stylish multi-fuel fireplace, adding character and warmth to the space. The kitchen is thoughtfully designed with a wide range of base units, integrated appliances including an electric oven with gas hob, solid wood worktops, and open wooden shelving. A walk-in utility/larder cupboard adds practicality and extra storage.

There are two spacious double bedrooms. In the master bedroom the luxurious ensuite wet room includes a two-piece suite with walk-in shower with rainwater shower and heated towel rail whilst the built-in fitted cupboard provides excellent storage. The generously sized second double bedroom offers ample space and storage further complemented by a family bathroom with a three-piece suite and electric shower over the bath. Additional features include gas central heating, double glazed sash and case windows, well-maintained communal gardens and residents' on-street permit parking.

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.

This area is well-equipped to meet everyday needs, with a wide range of nearby shops, including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. Transport links are equally convenient, with frequent bus services offering easy access to both the city centre and Haymarket, where you'll find local train and tram connections. The city bypass is just a short distance away, providing quick and straightforward routes for travel around Edinburgh and beyond.

Viewing By appointment 0131 337 1800

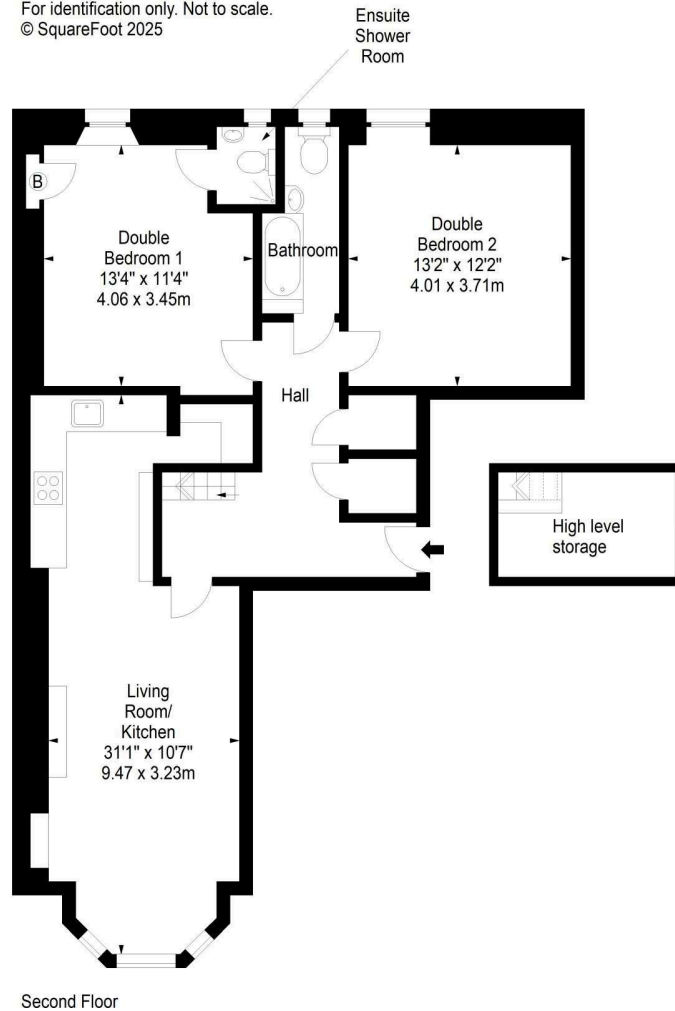




Ogilvie Terrace,
Edinburgh,
Midlothian, EH11 1NR



Approx. Gross Internal Area
847 Sq Ft - 78.69 Sq M
For identification only. Not to scale.
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