

**12, Flat 7 Ogilvie Terrace
Edinburgh EH11 1NR**

Offers Over £275,000

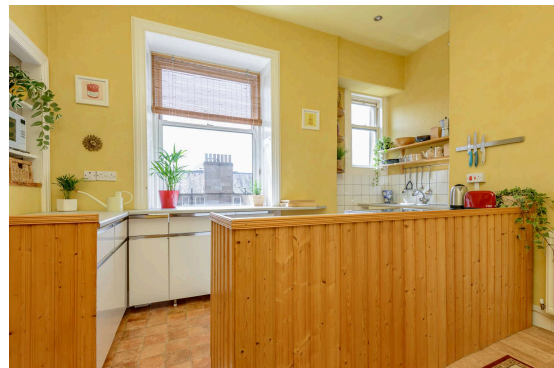
- Charming 1 bed, 1 box room top floor flat
- Picturesque views to Harrison park
- Sought after location
- Well proportioned double bedroom
- Versatile box room
- Family bathroom with three piece suite and shower
- Well maintained communal gardens
- Residents permit parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Charming Top Floor Flat

Blair Cadell are delighted to present this charming one bedroom flat located within the highly sought-after Shandon area of the city. Situated a stone's throw away from superb local amenities, Harrison Park and the Union Canal this property will appeal to a wide range of buyers.

The accommodation comprises; welcoming entrance hallway with two generous storage cupboards, the bay windowed lounge boasts picturesque views towards Harrison Park, the decorative fireplace, ornate cornicing and Edinburgh Press add charm and character, creating the perfect space for relaxation. The kitchen/diner is an excellent setting for entertaining, featuring a range of wall and floor-mounted units, an induction hob and oven, and a spacious pantry cupboard for ample storage, the fireplace adding to the atmosphere. The double bedroom is well proportioned and the versatile box room provides the perfect guest bedroom or home study. The bathroom includes a three-piece suite with an electric shower over the bath. The property benefits from gas central heating and double glazing throughout, ensuring energy efficiency and year-round comfort. A large communal garden to the rear provides a peaceful outdoor retreat, and residents' permit parking is readily available. **Please note: No warranty given for systems.**

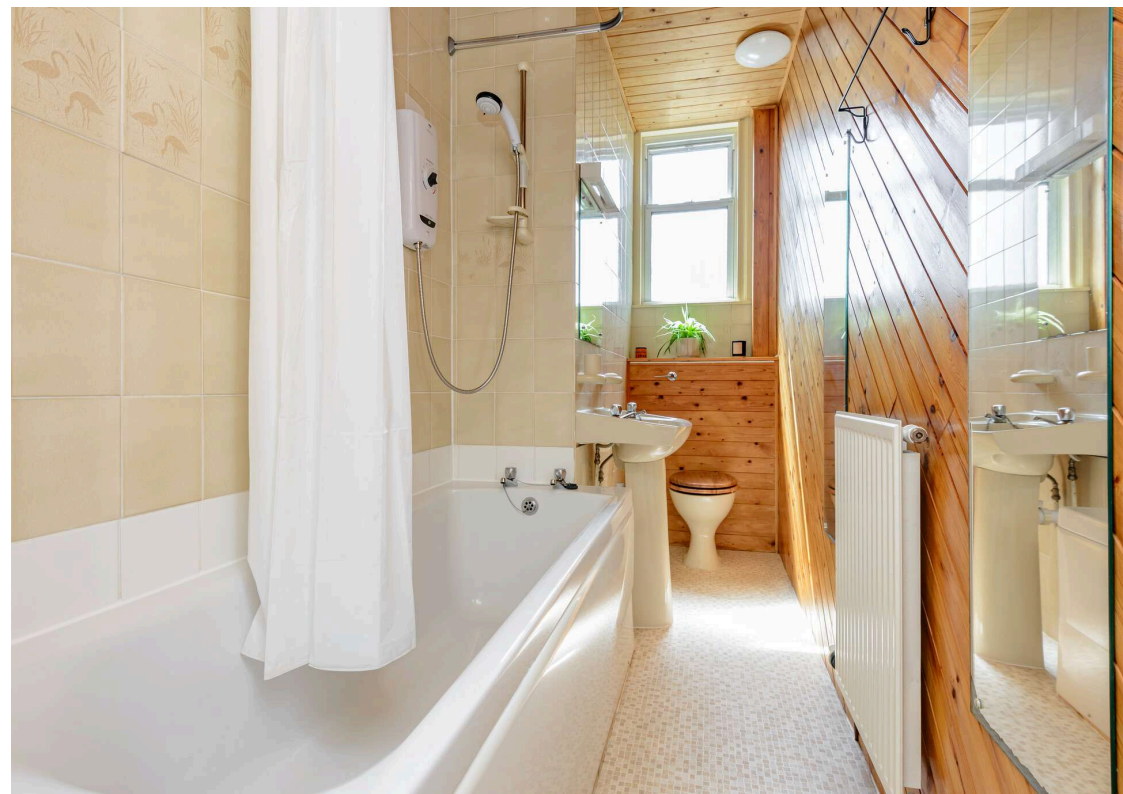
Shandon is a highly desirable location, just 1.5 miles from the city center, which is easily accessible via a frequent bus service nearby. The city bypass is a short drive away, providing quick access to the International Airport and the M8/9/90 motorway network.

The area is well-served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Shopping facilities include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's Superstore, and Lidl and Aldi stores.

For leisure and recreation, residents can take advantage of the nearby green spaces at Harrison Park and the scenic Union Canal. Additionally, Craiglockhart Sports and Tennis Centre offers excellent sporting facilities, while Fountain Park Leisure Complex features a diverse range of restaurants, a cinema, and a modern Nuffield Health Centre.

Viewing By appointment 0131 337 1800

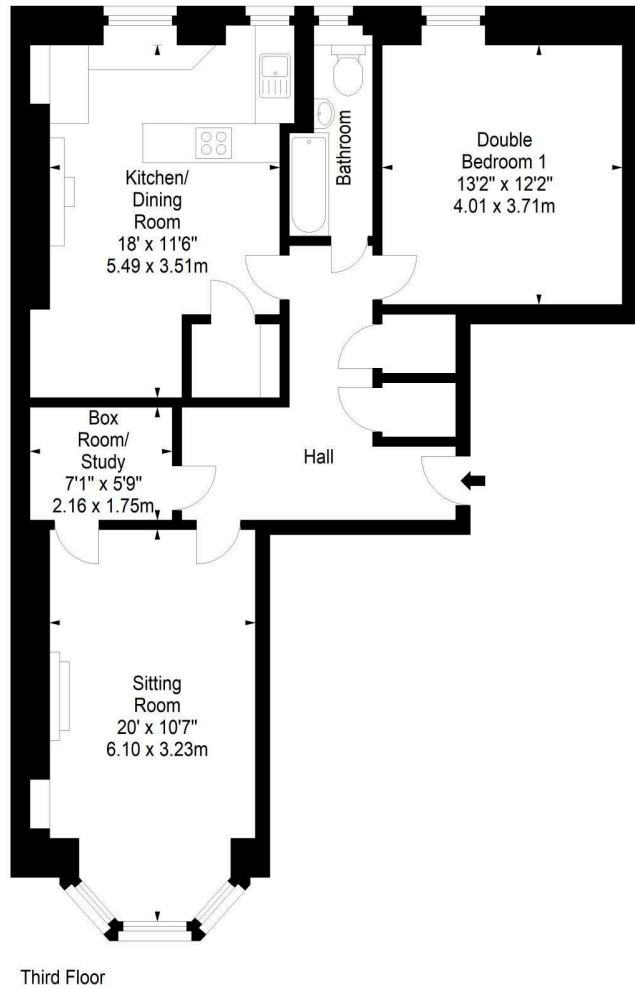




Ogilvie Terrace,
Edinburgh,
Midlothian, EH11 1NR



Approx. Gross Internal Area
869 Sq Ft - 80.73 Sq M
For identification only. Not to scale.
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