

13 Harrison Gardens Edinburgh EH11 1SH

Offers Over £435,000

- Open plan living/kitchen/diner
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven, integrated appliances and white goods included
- Three double bedrooms
- Family bathroom fitted with three-piece suite and mains walk in shower
- Shower room fitted with two-piece suite
- Utility room
- Gas central heating and double glazing
- Communal garden
- On-street permit parking

Council Tax Band: E

Tenure: Freehold

Shared Ownership: No



1



3



2



EPC B



Maindoor Flat

Blair Cadell are delighted to present this superb ground and basement flat, located in the highly sought-after area of Shandon. Presented in true turn-key condition, this stylish and spacious property is sure to attract a wide range of buyers. Early viewing is highly recommended.

The accommodation features a generous open-plan living/kitchen/dining area—the true heart of the home—ideal for entertaining family and friends. The sleek, modern kitchen is fitted with a range of wall and base units, a breakfast bar for casual dining, an induction hob, electric oven, and integrated appliances. White goods are available by separate negotiation. There are three well-proportioned double bedrooms, with the master benefitting from a large storage room. A fully tiled family bathroom is fitted with a three-piece suite, including a mains-powered walk-in shower and a shower room fitted with a two-piece suite. A separate utility room offers ample additional storage, with further white goods available by separate negotiation. Additional benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. On-street permit parking is readily available in the area and access to a communal garden.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary, Boroughmuir and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800

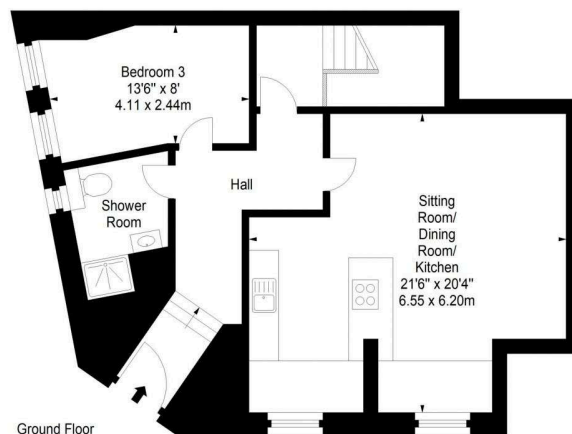
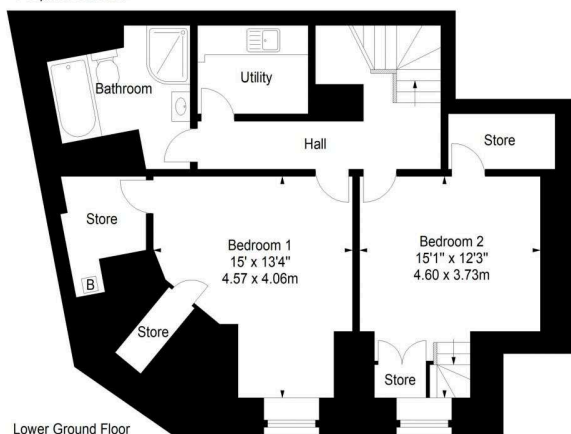




Harrison Gardens,
Edinburgh,
Midlothian, EH11 1SH



Approx. Gross Internal Area
1419 Sq Ft - 131.83 Sq M
For identification only. Not to scale.
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