

19/1 Shandon Street Edinburgh EH11 1QH

Offers Over £400,000

- Beautiful bay window lounge featuring ornate cornice
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob, oven and integrated appliances
- Two double bedrooms and single bedroom with master featuring en-suite
- Family bathroom fitted with three-piece suite
- Gas central heating and double glazing throughout
- Access to a spacious communal garden
- On-street permit parking

Council Tax Band: D
Tenure: Freehold



1



3



2



EPC C



First Floor Flat

This exceptional three-bedroom tenement home offers a rare opportunity to acquire a beautifully presented property in true turnkey condition. Finished to an impressive standard throughout, it is sure to attract a wide range of buyers, and early viewing is strongly advised.

The accommodation includes a beautiful bay-window lounge, enhanced by elegant period features such as ornate cornicing, a centre ceiling rose, creating a warm and inviting space for relaxing or entertaining. The contemporary kitchen/diner is ideal for hosting, fitted with a range of wall and floor units, a gas hob with oven, microwave and white goods (available by separate negotiation). There are two well-proportioned double bedrooms and a generous single bedroom that also works perfectly as a home office. The primary bedroom benefits from a superb en-suite, complete with an electric walk-in shower and a sleek two-piece suite. A modern family bathroom features a three-piece suite. The welcoming hallway offers the convenience of a large storage cupboard, ensuring excellent additional storage options. The property further benefits from gas central heating and double glazing throughout, providing year-round comfort and energy efficiency. Externally, residents can enjoy access to a spacious communal garden, while on-street permit parking is readily available.

Please note: no warranties are provided for systems or the integrated speaker system.

Shandon is a highly sought-after location approximately 1.5 miles from the city centre, easily accessed by a frequent bus service that runs nearby. 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, including the popular Craiglockhart Primary and George Watson's College. Shopping options include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores. The area boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield health centre

Viewing by appointment on 0131 337 1800

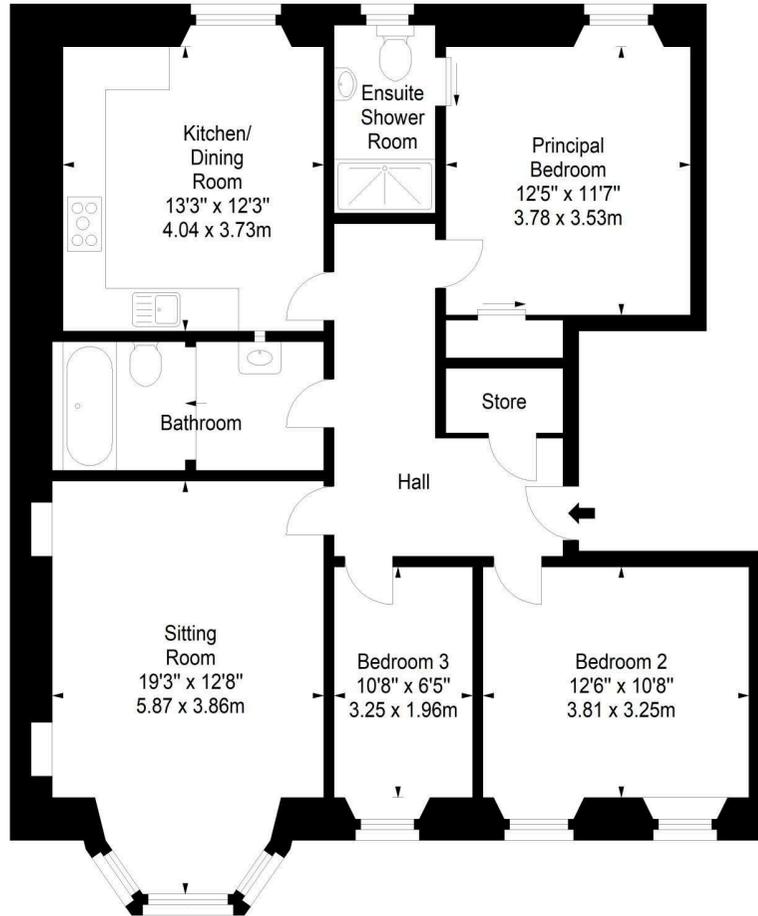
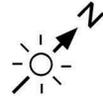




Shandon Street,
Edinburgh,
Midlothian, EH11 1QH



Approx. Gross Internal Area
1059 Sq Ft - 98.38 Sq M
For identification only. Not to scale.
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First Floor



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