

**1F3, 2 Harrison Gardens
Edinburgh EH11 1SQ**

Offers Over £325,000

- Beautiful bay window lounge featuring original ornate cornice and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven, large pantry cupboard and integrated appliances
- Double bedroom and single bedroom
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Well kept communal gardens
- On-street permit parking



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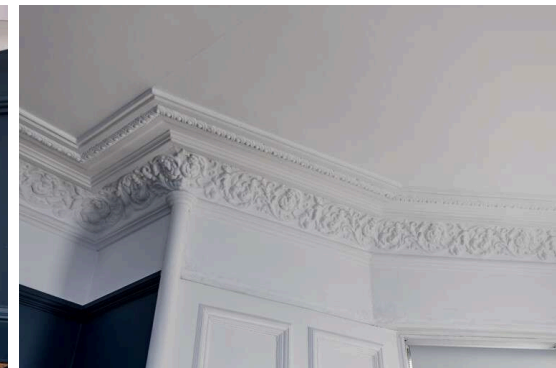
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EPC C



Flat

Blair Cadell are delighted to bring to market this fantastic two-bed tenement flat in the heart of Shandon. Featuring a large living room and kitchen/diner the property would be ideal for those looking to get onto the property market.

The accomodation comprises of a beautiful bay window lounge featuring fantastic ornate cornicing along with a decorative fireplace making it ideal for relaxing with friends and family. A generous kitchen/diner perfect for hosting that is fitted with a range of wall and floor mounted units, gas hob and electric oven and a large pantry cupboard offering plenty of useful storage space. There is a large double bedroom and a single bedroom which would be the ideal guest room or home office. Bathroom fitted with a three-piece suite and a mains shower over the bath. The property benefits from gas central heating and double glazing throughout. A well kept communal garden to the rear and on-street permit parking. *No warranties given for appliances*

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 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

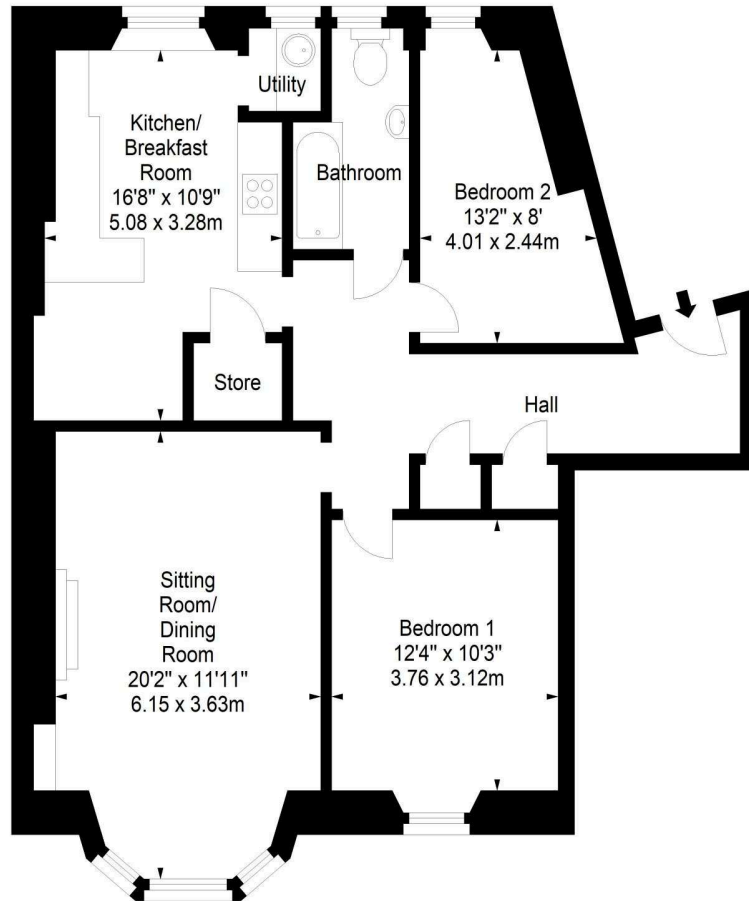
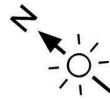




**Harrison Gardens,
Edinburgh,
Midlothian, EH11 1SQ**



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



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