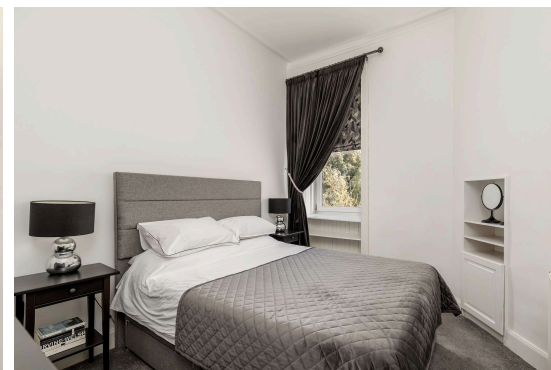


**1 flat 7 Harrison Road
Edinburgh EH11 1EG**

Offers Over £275,000

- Bay window living/dining room featuring ornate cornice and open outlooks
- Modern kitchen fitted with a range of floor and wall mounted units, induction hob and integrated appliances
- Two double bedrooms
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Well kept communal garden
- On-street permit parking

Council Tax Band: C
Tenure: Freehold



Flat

This beautifully presented top-floor flat, located in the ever-popular Shandon area, is sure to attract significant interest. Offered in true turnkey condition, the property boasts stunning open outlooks, two generous double bedrooms, and a wealth of desirable features throughout. Early viewing is highly recommended to avoid disappointment.

The accommodation comprises a bright and spacious bay-windowed living/dining room, enhanced by an original ornate cornice and attractive open views towards the tree canopy beyond, creating an ideal space for relaxing or entertaining. The modern kitchen is fitted with a range of stylish shaker-style wall and base units, complemented by an electric hob, oven, and integrated appliances, all included in the sale.

Both double bedrooms are generously proportioned and quietly positioned to the rear of the building, offering a peaceful retreat away from passing traffic. One bedroom further benefits from built-in wardrobes and access to a large utility cupboard providing excellent additional storage. The contemporary shower room is fitted with a two-piece suite and a mains-powered walk-in shower.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Externally, residents enjoy access to a well-maintained communal garden to the rear, while on-street permit parking is available nearby.

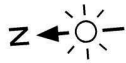
Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park, ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants. For everyday needs, there is an excellent selection of nearby shops, including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area is also particularly well placed for Edinburgh's universities, with excellent transport links providing convenient access to the University of Edinburgh, Edinburgh Napier University, and Heriot-Watt University campuses. The area enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

Viewing by appointment on 0131 337 1800

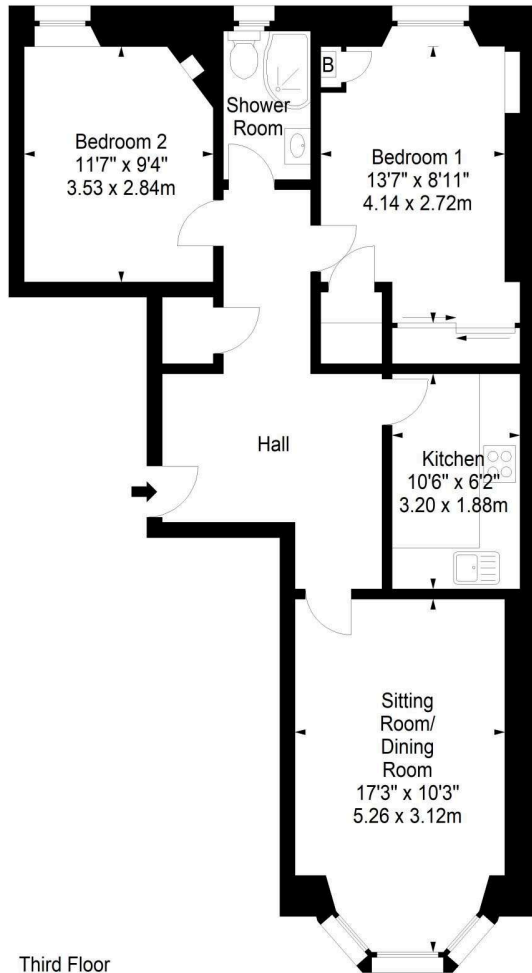




Harrison Road,
Edinburgh,
Midlothian, EH11 1EG



Approx. Gross Internal Area
695 Sq Ft - 64.57 Sq M
For identification only. Not to scale.
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