

## 1 Ivy Terrace EDINBURGH EH11 1PQ

Offers Over £375,000

- Bay window lounge featuring ornate cornice
- Kitchen/diner fitted with a range of units, electric hob and oven
- Three double bedrooms and single bedroom
- Bathroom fitted with three-piece suite and electric shower over the bath
- Utility room
- W.C
- Gas central heating and double glazing
- Private front garden
- On-street permit parking

**Council Tax Band: E**

**Tenure: Freehold**

**Shared Ownership: No**



1



4



1



EPC D



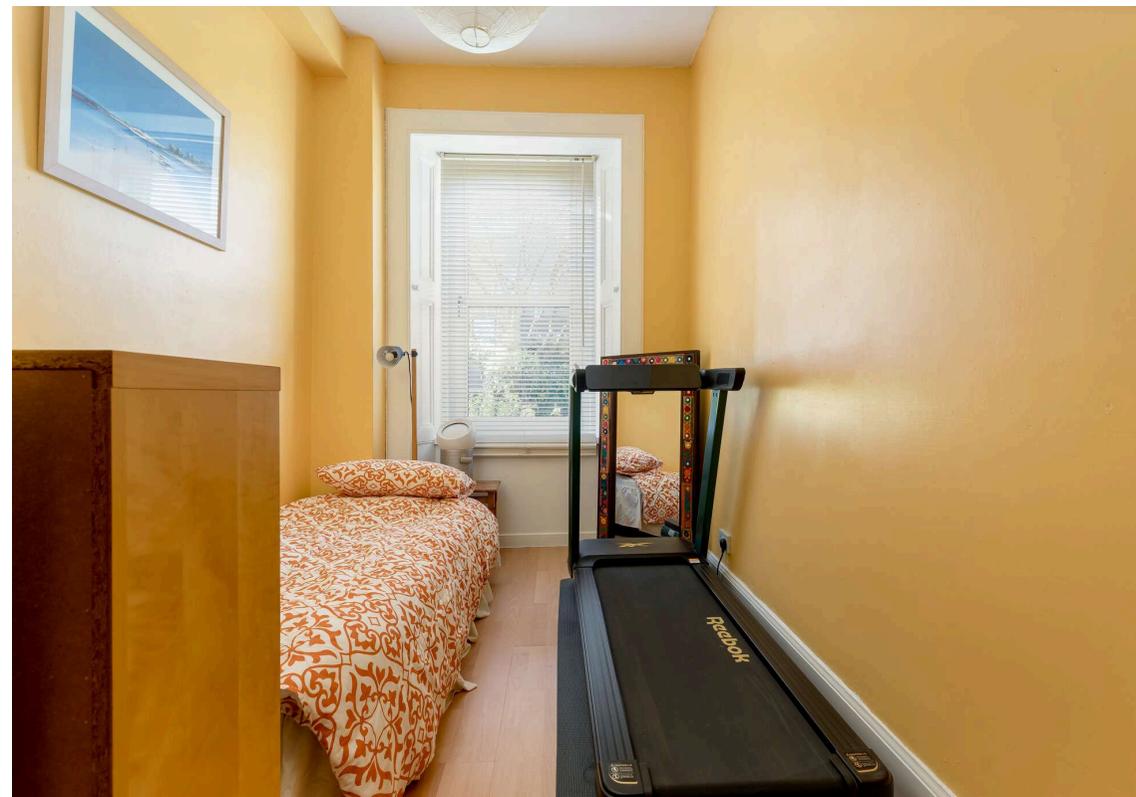
## Ground & Basement Flat

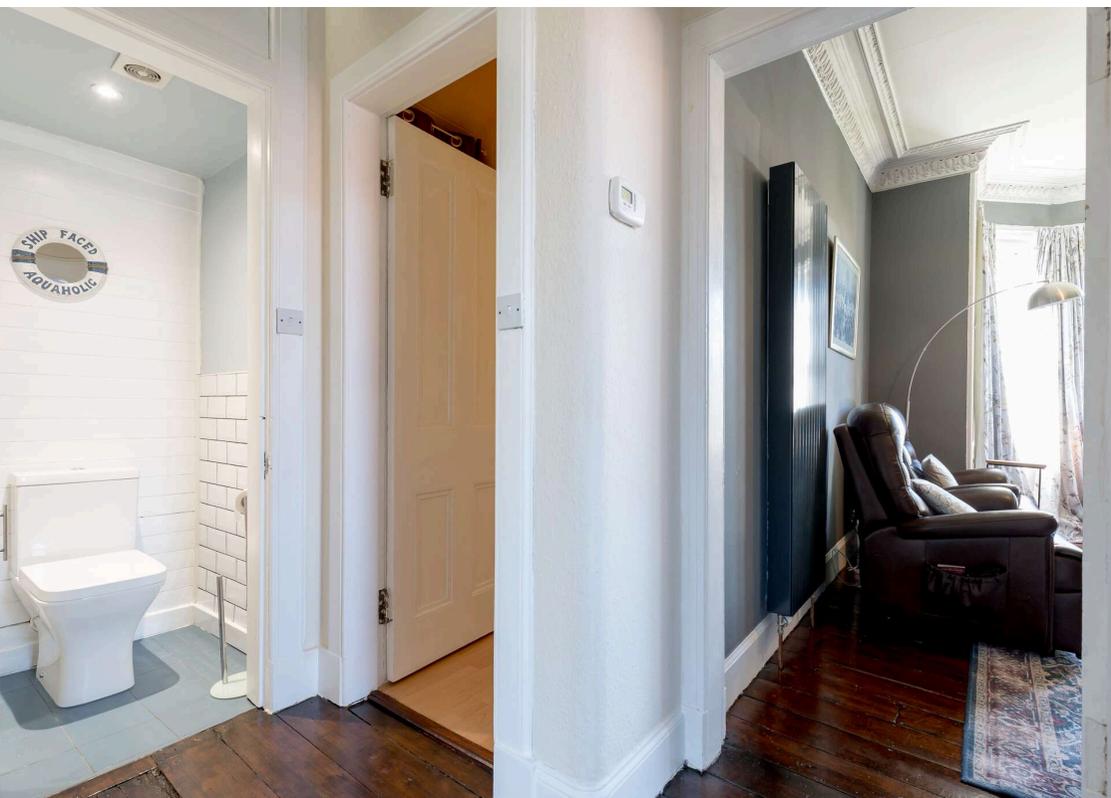
Blair Cadell is delighted to bring to market this superb ground and basement flat, located in the highly sought-after Flower Colonies of Shandon. Offering four bedrooms and generous living space throughout, this charming home will appeal to a wide range of buyers, and early viewing is highly recommended.

The accommodation comprises a stunning bay-windowed lounge featuring ornate cornicing, creating an elegant and welcoming living area. The spacious kitchen diner is fitted with a range of floor and wall-mounted units, an electric hob and oven, ideal for modern family living. There are three well-proportioned double bedrooms, one of which includes built-in wardrobes offering excellent storage, and a versatile single bedroom that would make an ideal home office or nursery. A fully tiled family bathroom features a three-piece suite with an electric shower over the bath, complemented by a convenient ground floor WC. A large utility room provides plenty of additional storage space, while gas central heating and double glazing throughout ensure maximum comfort and energy efficiency. The property also boasts a beautifully maintained private front garden, and on-street permit parking is readily available.

Shandon is a highly desirable residential area just 1.5 miles from Edinburgh's city centre, easily accessible via a frequent nearby bus service. The city bypass is only a short drive away, offering quick access to Edinburgh International Airport and the M8, M9, and M90 motorway network. Families will appreciate the excellent local schooling options, including the highly regarded Craiglockhart Primary and George Watson's College. For shopping, residents benefit from proximity to Edinburgh West Retail Park, a 24-hour ASDA, a Sainsbury's Superstore, as well as Lidl and Aldi. Recreational and leisure opportunities are abundant, with Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and the Fountain Park Leisure Complex all close by. The latter features a cinema, restaurants, and a Nuffield Health Centre—perfect for relaxing or staying active.

**Viewing by appointment on 0131 337 1800**

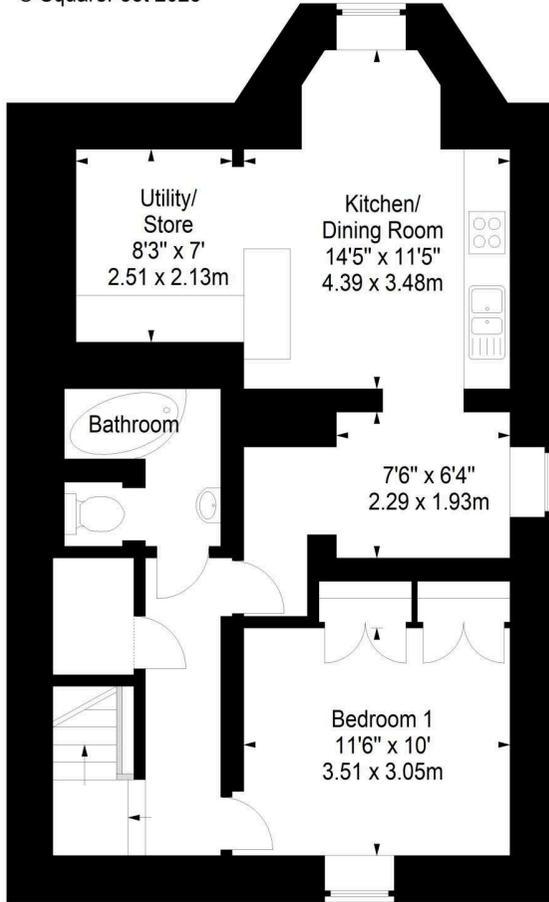
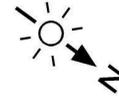




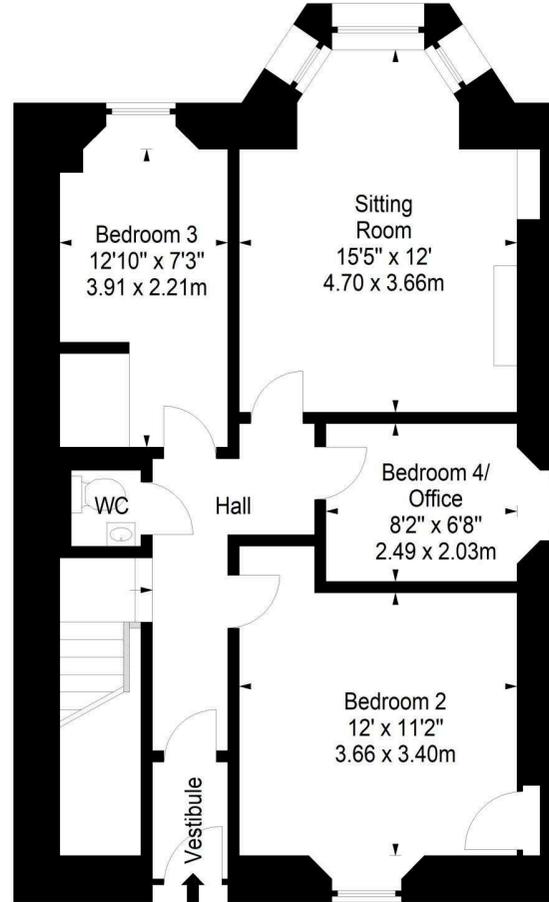
Ivy Terrace,  
Edinburgh,  
Midlothian, EH11 1PQ



Approx. Gross Internal Area  
1255 Sq Ft - 116.59 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Lower Ground Floor



Ground Floor



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