

**34 Hazelbank Terrace  
Edinburgh EH11 1SN**

**Offers Over £525,000**

- Open plan living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Four double bedrooms
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Shower room fitted with two-piece suite
- Utility room with white goods included
- Gas central heating and double glazing
- Private gardens to front and rear
- On-street permit parking

**Council Tax Band: D**

**Tenure: Freehold**

**Shared Ownership: No**



1



4



2



EPC D



## Double Upper Flat

Blair Cadell is delighted to present this stunning double-upper flat, located in the heart of the highly sought-after Shandon Colonies. Combining exquisite period features with stylish modern finishes, this beautifully maintained home is in true turn-key condition and will appeal to a wide range of buyers.

The property boasts a charming bay-windowed lounge, adorned with intricate original cornicing and a decorative ceiling rose—an elegant and welcoming space perfect for relaxing, entertaining, or serving as a spacious main bedroom. At the heart of the home is the impressive open-plan kitchen, dining, and living area—designed with both style and functionality in mind. This versatile space includes defined areas for dining and lounging, and features sleek wall and base units, an induction hob, electric oven, and integrated appliances. There are four generously proportioned double bedrooms, with the upper-level room offering expansive space—ideal for a home office or studio setup. The property also benefits from a modern family bathroom fitted with a three-piece suite and mains shower over the bath, as well as a separate shower room with a two-piece suite. A separate utility area provides additional storage and accommodates white goods. The home further benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, the south-west-facing front garden is a true sun trap, featuring a well-maintained lawn and patio—ideal for outdoor entertaining. A further garden space lies to the rear of the property. Residents' permit parking is available. Please note: No warranties are given for systems.

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**

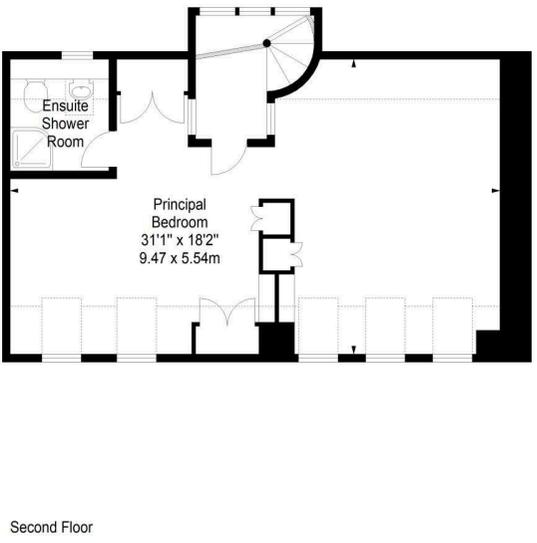
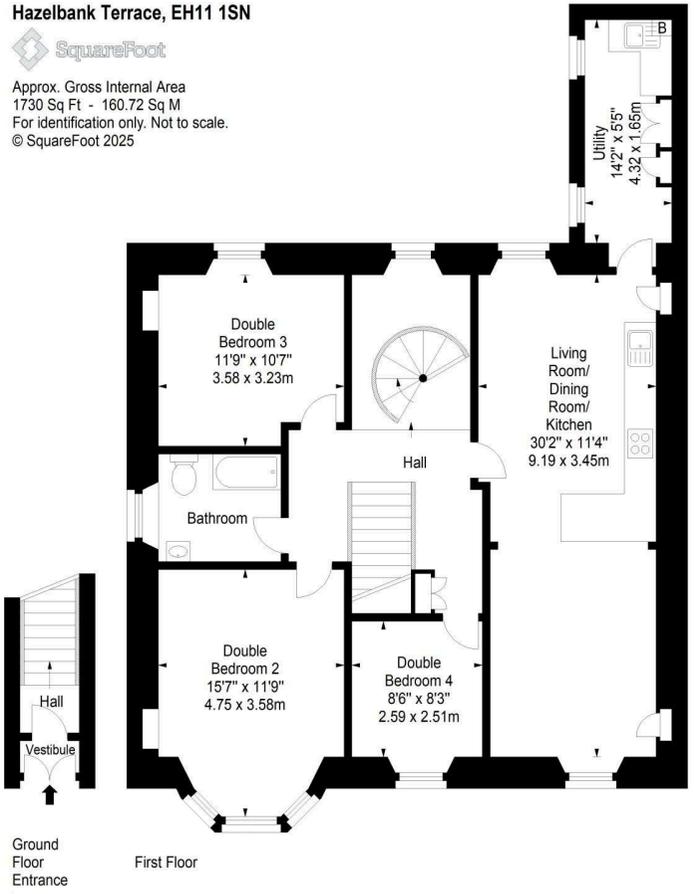




**Hazelbank Terrace, EH11 1SN**



Approx. Gross Internal Area  
 1730 Sq Ft - 160.72 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2025



Ground Floor Entrance  
 First Floor

Second Floor

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