

**41/5 Shandon Crescent  
Edinburgh EH11 1QF**

**Fixed Price £245,000**

- Large living/dining room
- Galley kitchen fitted with a range of floor and wall mounted units, electric hob and oven and integrated appliances
- Two double bedrooms both with fitted wardrobes
- Shower room fitted with two-piece suite and electric walk in shower
- Electric heating and double glazing throughout
- Residents parking

**Council Tax Band: E**

**Tenure: Freehold**

**Annual Service Charge: £1200**

**Shared Ownership: No**



## Flat

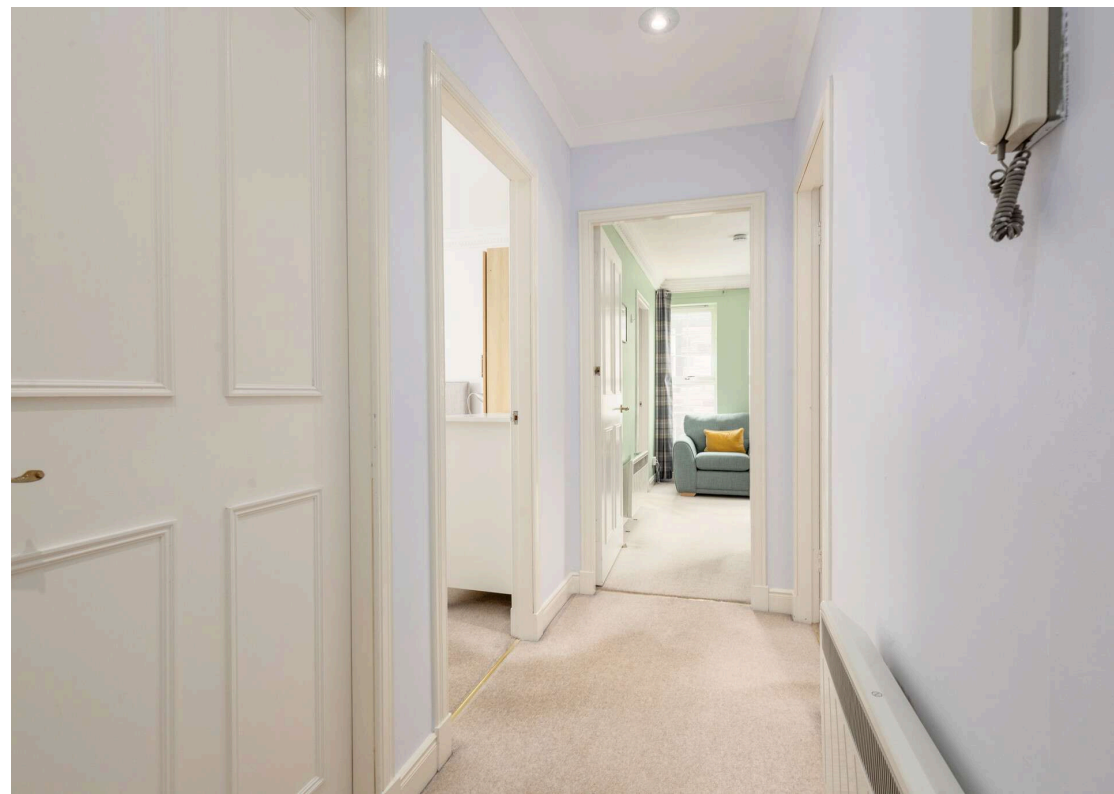
This superb two-bedroom flat, offering excellent links to the city centre, is sure to attract strong interest. Located in the ever-popular Shandon area, the property benefits from a wide range of local amenities, making it ideal for a variety of buyers. Early viewing is highly recommended.

The accommodation comprises a bright and spacious bay-windowed living/dining room—an ideal space for relaxing or entertaining guests. The smart galley kitchen is well-appointed with a range of floor and wall-mounted units, an electric hob and oven, and integrated appliances, all of which are included in the sale. There are two generous double bedrooms, both featuring fitted wardrobes that provide ample storage. The modern shower room is fitted with a two-piece suite and a mains-powered walk-in shower with a luxurious rainwater shower head. Additional benefits include electric heating, double glazing throughout for maximum energy efficiency, and residents' parking. Please note: The property is factored by Myreside Management Ltd with a quarterly charge of £300 which covers buildings insurance and maintenance costs.

Shandon is a vibrant and well-connected neighbourhood just 1.5 miles from Edinburgh city centre. Excellent public transport links and easy access to the city bypass make it ideal for commuters. The area is served by a wide range of amenities, including Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's, Lidl, and Aldi. Well-regarded local schools include Craiglockhart Primary and George Watson's College. Leisure options abound with Harrison Park, the Union Canal, Craiglockhart Sports & Tennis Centre, and Fountain Park Leisure Complex—all within easy reach

**Viewing by appointment on 0131 337 1800**

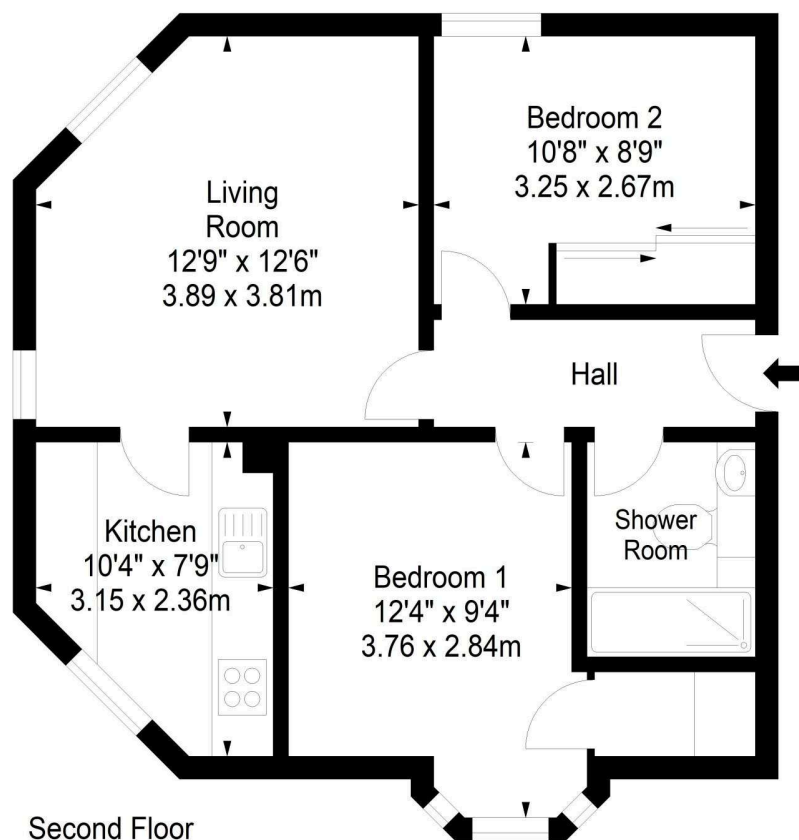
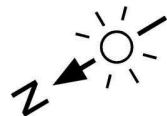




**Shandon Crescent,  
Edinburgh,  
Midlothian, EH11 1QF**



Approx. Gross Internal Area  
536 Sq Ft - 49.79 Sq M  
For identification only. Not to scale.  
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