

43 Hazelbank Terrace Edinburgh EH111SN

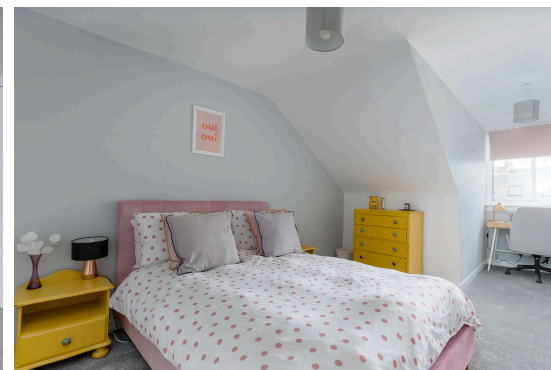
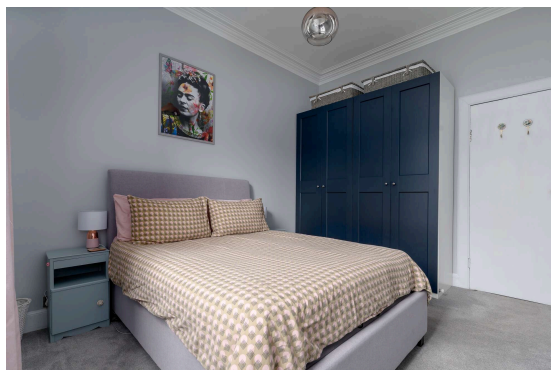
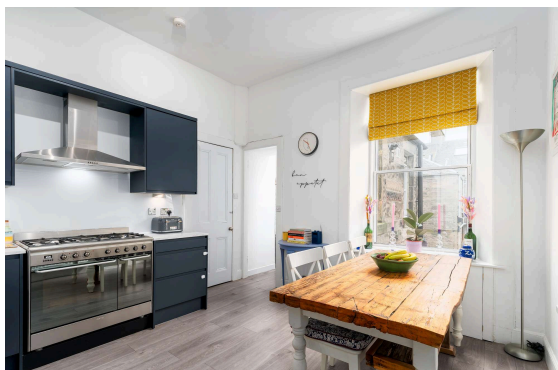
Offers Over £490,000

- Beautiful bay window lounge featuring ornate cornice and centre rose
- Newly fitted kitchen/diner fitted with a range of floor and wall mounted units, smeg cooker with gas hob and double oven
- Three double bedrooms with master featuring ornate cornice
- Shower room fitted with two-piece suite and mains walk in shower
- Family bathroom fitted with three-piece suite
- Utility room
- Gas central heating and double glazing
- Private garden to rear
- Residents permit parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: N



Upper Flat

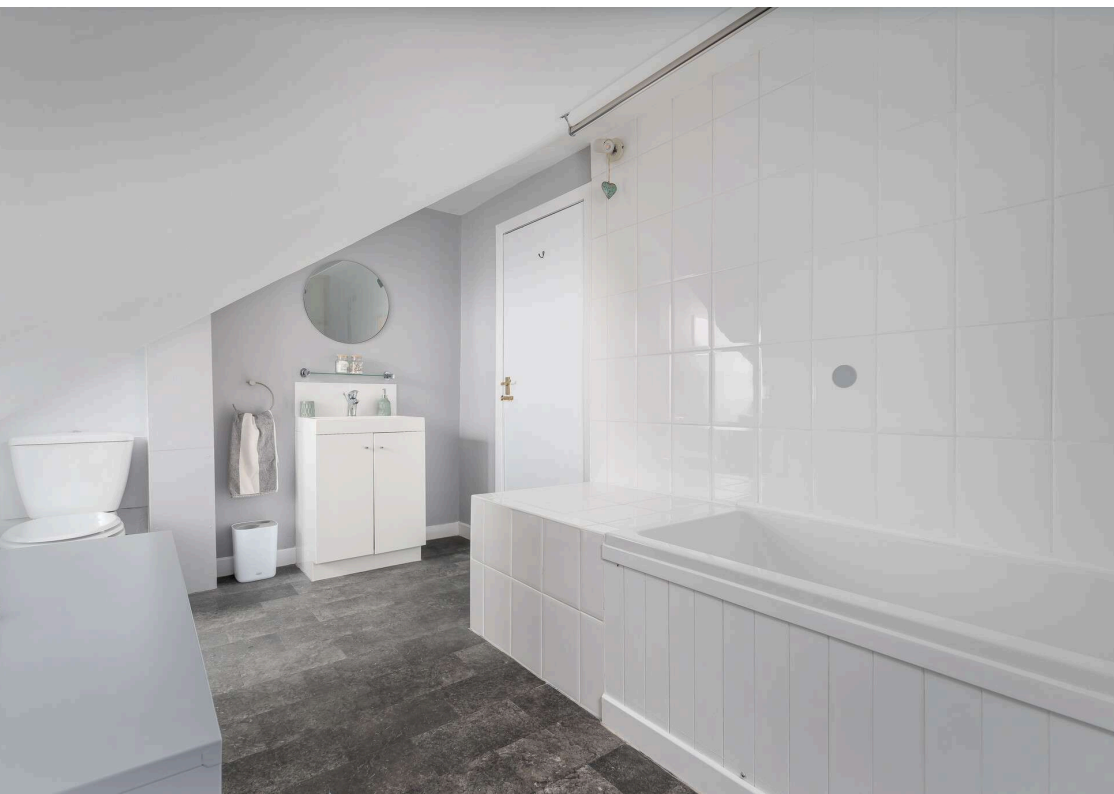
Blair Cadell is delighted to present this stunning double-upper flat in the heart of the highly desirable Shandon Colonies. Showcasing exquisite original features and beautifully finished throughout, this home is in true turn-key condition and is sure to appeal to a wide range of buyers.

The property boasts a charming bay-windowed lounge, complete with intricate original cornicing and a decorative ceiling rose-an elegant and inviting space, perfect for relaxing or entertaining. The recently fitted kitchen/diner is immaculate, designed for both style and functionality. It features a range of sleek floor and wall-mounted units, a high-quality smeg cooker with a gas hob and double oven, and white goods included except tumble dryer. There are three generously sized double bedrooms, with the upper-level bedroom benefiting from large fitted wardrobes. The newly installed, fully tiled shower room includes a stylish two-piece suite and a luxurious mains-powered shower. A separate utility area provides additional storage and houses white goods, also available by separate negotiation. The spacious hallway includes a large storage cupboard, while the landing features a versatile box room, ideal as a home office. The property is further enhanced by gas central heating and double glazing throughout, ensuring maximum energy efficiency. Externally, the south-west-facing rear garden is a true sun trap, featuring a well-maintained lawn, a patio area, and raised beds-perfect for gardening enthusiasts. Residents' permit parking is also available. (Tumble dryer, living room light and living room curtains not included sale)

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

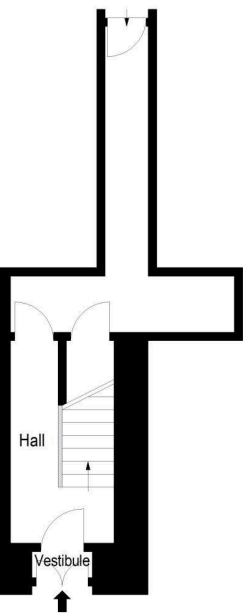




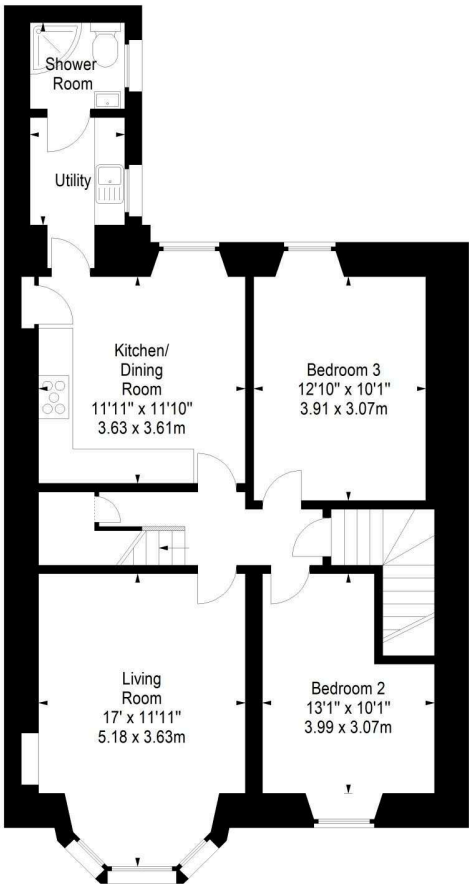
Hazelbank Terrace,
Edinburgh, EH11 1SN



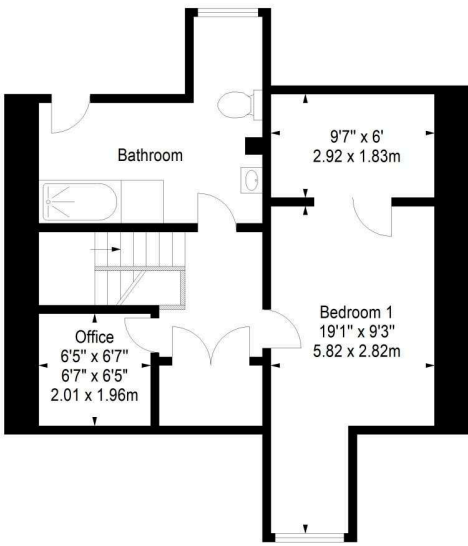
Approx. Gross Internal Area
1381 Sq Ft - 128.29 Sq M
For identification only. Not to scale.
© SquareFoot 2025



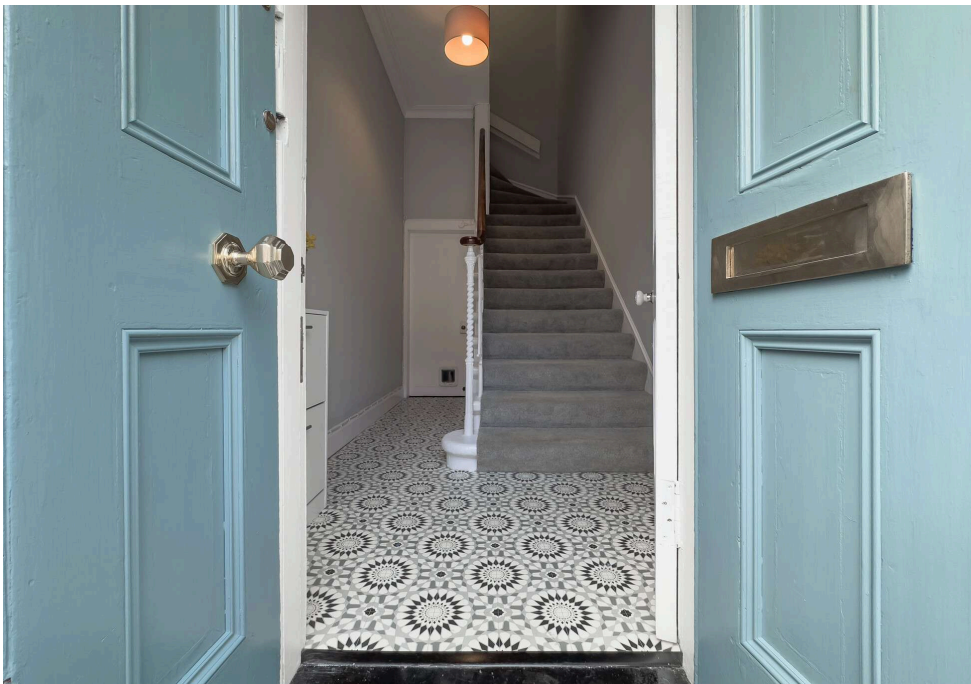
Ground Floor



First Floor



Second Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

