

**5 Ivy Terrace, Shandon
Edinburgh EH11 1PQ**

Offers Over £430,000

- Immaculate 3 bed upper colony
- Lounge with period details
- Dining kitchen with separate utility
- Three bedrooms
- Family bathroom with three piece suite and walk in shower
- WC
- Gas central heating & double glazing
- Private front garden & residents parking

Council Tax Band: D

Tenure: Freehold



1



3



1



EPC C



Three bed upper flower colony flat

Blair Cadell are delighted to present this immaculate and beautifully designed 3 bed double upper located within in the highly sought-after Shandon flower colonies. The property is presented in turn-key condition and would make an ideal family home, offering versatile, generous living space with a layout perfectly suited to modern family life. Early viewings are highly recommended.

The property comprises a private stairwell leading to the entrance hallway. The elegant lounge is bright and spacious, enhanced by an attractive fireplace and period details, including ornate cornicing. The modern dining kitchen offers a stylish and practical space, complete with an electric oven and gas hob, perfect for hosting gatherings. A separate utility room also provides a practical space for laundry and additional household storage. Also on this level, the office/bedroom provides versatile accommodation, while a separate WC adds convenience. The hallway further benefits from a useful press, providing additional storage. Stairs to the upper level lead to two well-proportioned double bedrooms and a luxurious family bathroom with three piece suite, featuring a freestanding bath and separate walk-in shower.

Externally, there is a well maintained private front garden creating an ideal setting for outdoor relaxation together with the convenience of on-street permit parking. 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. Shandon is exceptionally well-served for everyday needs, offering a great selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also 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.

Open viewings Sunday 2pm-4pm or by appointment 0131 337 1800

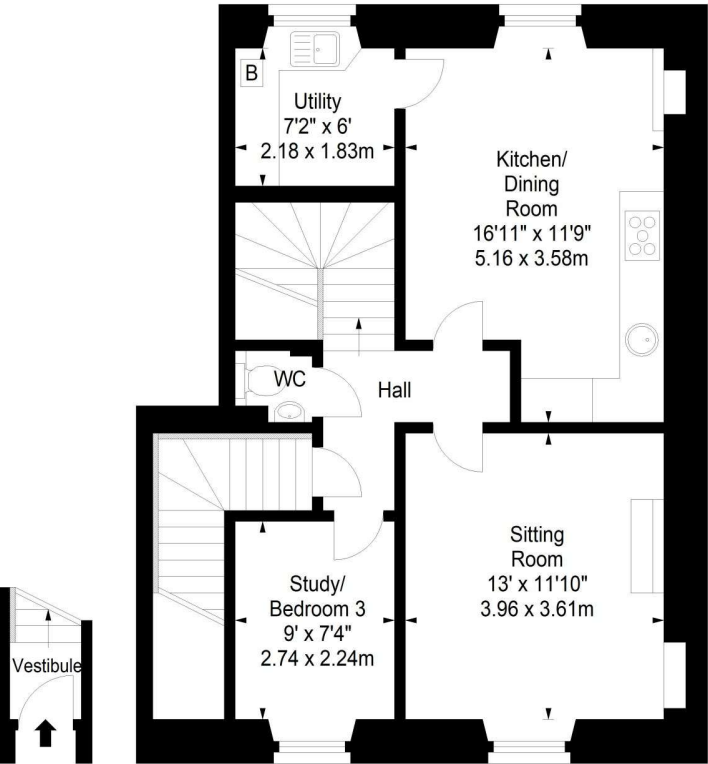
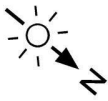




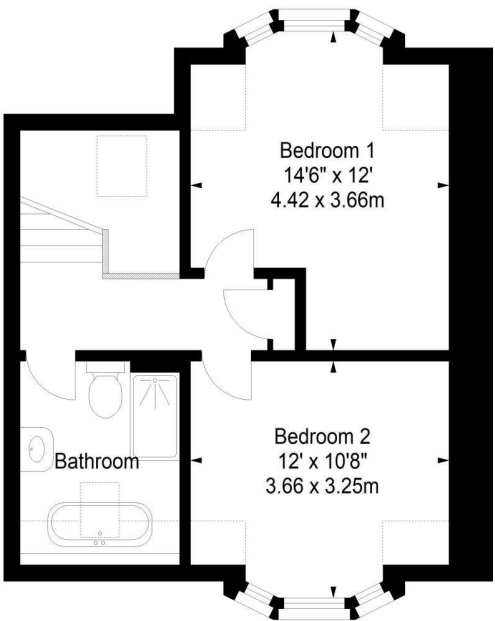
Ivy Terrace,
Edinburgh,
Midlothian, EH11 1PQ



Approx. Gross Internal Area
1119 Sq Ft - 103.96 Sq M
For identification only. Not to scale.
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Ground
Floor
Entrance



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