

**6/9 Ogilvie Terrace
Edinburgh EH11 1NR**

Offers Over £285,000

- Beautiful bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Kitchen/diner fitted with a range of floor units, electric hob and oven and large pantry cupboard
- Large double bedroom
- Utility room
- Box room
- Bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating
- Communal garden
- On-street parking

**Council Tax Band: D
Tenure: Freehold**



Flat

Blair Cadell are delighted to present this charming one-bedroom top-floor flat, ideally positioned in the highly sought-after Shandon area of the city. Located just a stone's throw from excellent local amenities, Harrison Park and the Union Canal, this attractive property is sure to appeal to a wide range of buyers.

The accommodation comprises a welcoming entrance hallway with two generous storage cupboards. The bright bay-windowed lounge is rich in character, featuring a decorative fireplace, ornate cornicing and an Edinburgh Press, creating a warm and inviting space for relaxation. The spacious kitchen/diner offers an excellent setting for entertaining and is fitted with a range of wall and floor-mounted units, an electric hob and oven, and white goods which are included in the sale. Further benefits include a large utility cupboard and a useful pantry cupboard providing additional storage. The double bedroom is well proportioned, while the versatile box room would make an ideal guest bedroom or home office. The bathroom is fitted with a three-piece suite with an electric shower over the bath. Further benefits include gas central heating for year-round comfort and energy efficiency. To the rear, a large communal garden provides a peaceful outdoor retreat, and residents' permit parking is readily available. Please note: no warranties are given for systems.

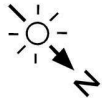
Shandon is a highly desirable location, just 1.5 miles from the city center, which is easily accessible via a frequent bus service nearby. The city bypass is a short drive away, providing quick access to the International Airport and the M8/9/90 motorway network. The area is well-served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Shopping facilities include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's Superstore, and Lidl and Aldi stores. For leisure and recreation, residents can take advantage of the nearby green spaces at Harrison Park and the scenic Union Canal. Additionally, Craiglockhart Sports and Tennis Centre offers excellent sporting facilities, while Fountain Park Leisure Complex features a diverse range of restaurants, a cinema, and a modern Nuffield Health Centre.

Viewing by appointment on 0131 337 1800

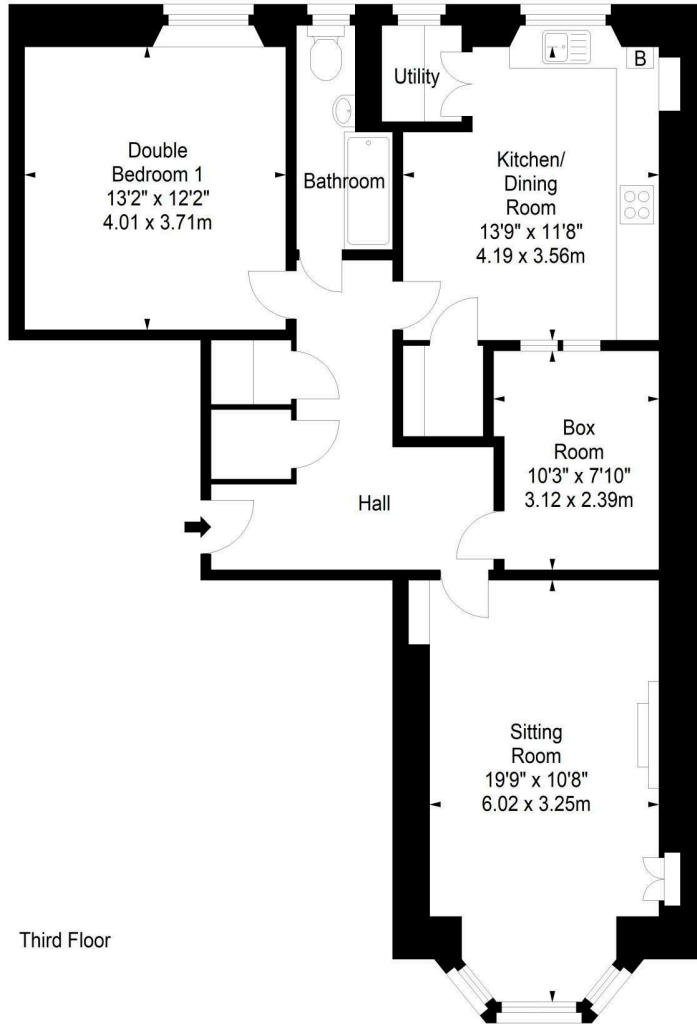




Ogilvie Terrace, EH11 1NR



Approx. Gross Internal Area
852 Sq Ft - 79.15 Sq M
For identification only. Not to scale.
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Third Floor



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