

**6 Daisy Terrace  
Edinburgh EH11 1PL**

**Offers Over £280,000**

- Charming two bed lower flower colony
- Welcoming entrance vestibule providing useful storage
- Open plan lounge/Kitchen with wood burning stove
- Two well proportioned double bedrooms
- Modern wet room shower & WC
- Beautiful well maintained private front garden with shed
- Gas central heating
- Residents on street parking

**Council Tax Band: C**

**Tenure: Freehold**

**Annual Service Charge: N**

**Shared Ownership: N**



1



2



1



EPC C



## Lower Flat

6 Daisy Terrace is a charming two-bedroom lower Colony flat, located in the highly sought-after Shandon Flower Colonies. Presented in true walk-in condition and ideally positioned close to a wide range of local amenities, this delightful property is sure to appeal to range of buyers. Early viewing is highly recommended.

The home boasts a wealth of period features, a welcoming entrance vestibule, complete with a convenient storage cupboard that also houses plumbing for a washing machine. The bright and spacious open-plan lounge and kitchen area offers flexible living space, with large double sash windows allowing for an abundance of natural light. A wood-burning stove creates a warm and inviting atmosphere, perfect for relaxing or entertaining. The modern kitchen is well-appointed, offering ample wall and base units, an electric oven, gas hob, and integrated dishwasher.

To the rear of the property are two double bedrooms. The master bedroom benefits from elegant double sash windows and an original Edinburgh press. The second double bedroom provides excellent storage. The luxurious shower room is thoughtfully designed, featuring a contemporary wetroom-style shower, WC, and integrated laundry storage.

Further benefits include a beautiful mature and well maintained private front garden with shed, gas central heating, and on-street residents' permit parking.

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.

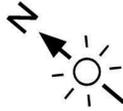
The area is well-served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Shopping facilities include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's Superstore, and Lidl and Aldi stores. For leisure and recreation, residents can enjoy the nearby Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and the Fountain Park Leisure Complex, which offers a variety of restaurants, a cinema, and a Nuffield Health Centre.

**Viewing By appointment 0131 337 1800**

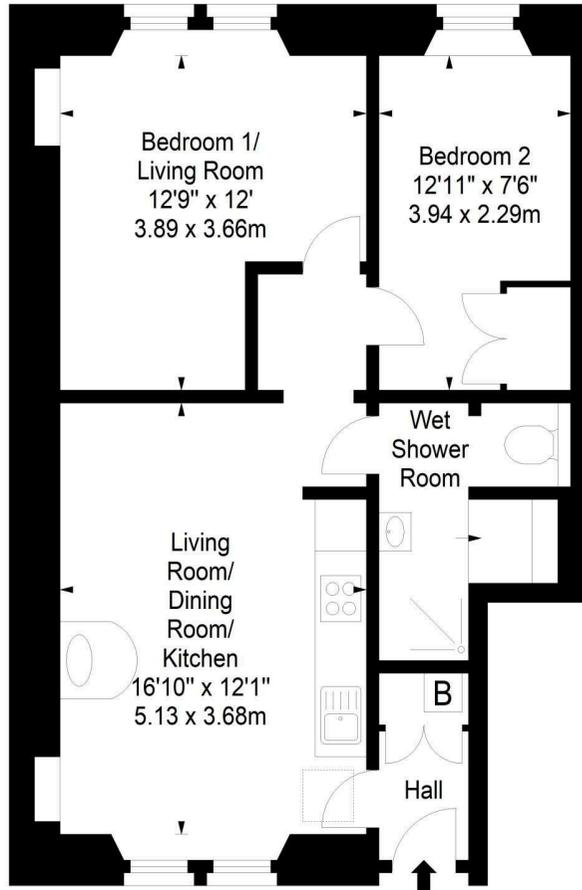




Daisy Terrace,  
Edinburgh, EH11 1PL



Approx. Gross Internal Area  
586 Sq Ft - 54.44 Sq M  
For identification only. Not to scale.  
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Ground 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](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

