

6 Primrose Terrace Edinburgh EH11 1PD

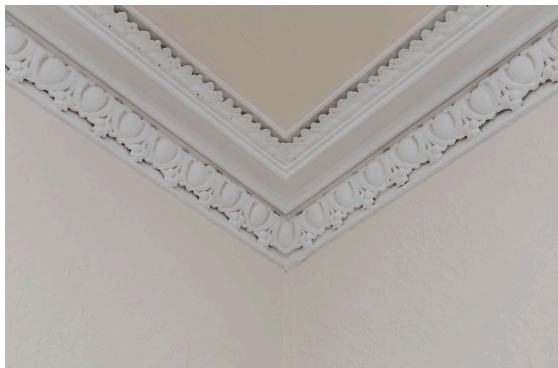
Offers Over £240,000

- Living/dining room featuring ornate cornice, centre rose and decorative fireplace and box room/single bedroom
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Large double bedroom
- Gas central heating and double glazing
- W.C and bathroom fitted with two-piece suite
- Private front garden
- Resident's permit parking

Council Tax Band: C

Tenure: Freehold

Shared Ownership: No



Maindoor Flat

Blair Cadell are delighted to bring to market this lovely example of a traditional lower colony flat that forms part of the Shandon Conservation Area. The property retains many fine original period features such as beautiful ornate cornicing and would be perfect for a first time buyer or someone looking to downsize.

The accommodation consists of an entrance vestibule with original tiled floor, W.C and two large storage cupboards. A large living/dining room featuring ornate cornice and centre rose making it the perfect place for evening relaxing and also has a large box room off it which could be used as a guest room or home office space. The kitchen is fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances which are included in the sale. There is a large double bedroom and a fully tiled bathroom fitted with a two-piece suite and electric shower over the bath. Gas central heating throughout and double glazed windows for maximum efficiency. Lovely private garden to the front of the property which is the ideal sun trap. On-street permit parking is also readily available.

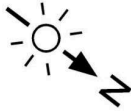
Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary 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





Primrose Terrace, EH11 1PD

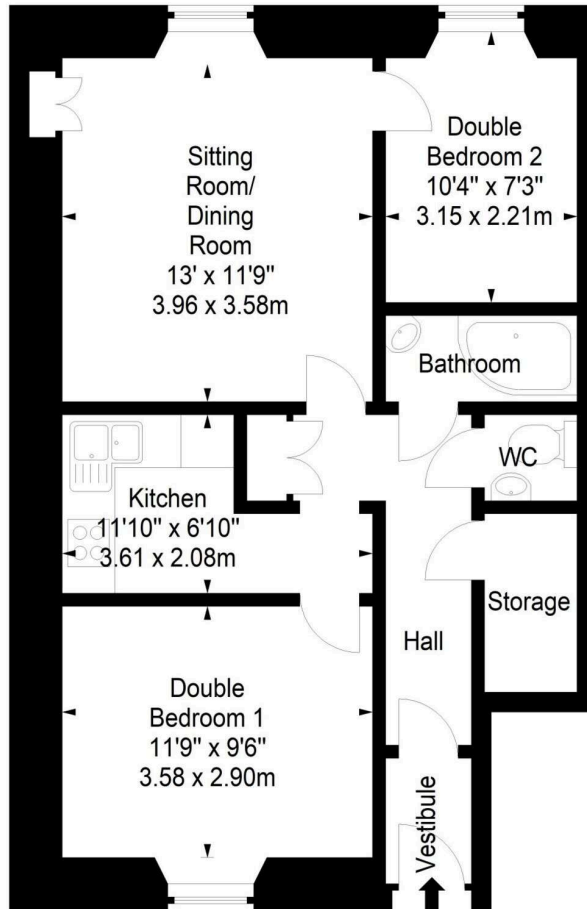


Approx. Gross Internal Area

579 Sq Ft - 53.79 Sq M

For identification only. Not to scale.

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Ground Floor



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