Blair Cadell
solicitors + estate agents

78/10 Harrison Gardens
Edinburgh EH11 1SB

Offers Over £390,000

- Stunning bay window lounge featuring open views over Harrison Park
- Modern kitchen/diner fitted with a range of floor and wall mounted units, induction hob and electric oven, quooker tap and integrated appliances
- Two double bedrooms
- Box room with built in wardrobes
- Sleek shower room fitted with two-piece suite and mains walk in shower featuring rainwater showerhead
- Gas central heating and double glazing throughout
- Well kept communal garden
- On-street permit parking

Council Tax Band: D
Tenure: Freehold

2 | 2 | 1 | EPC C

Top Floor Flat

Blair Cadell is delighted to present this beautifully appointed two-bedroom tenement flat, ideally situated in the heart of the highly sought-after Shandon district. Thoughtfully renovated throughout and presented in true walk-in condition, this exceptional home effortlessly combines elegant period charm with contemporary style and comfort. Boasting outstanding open views across Harrison Park towards the Pentland Hills, this is a rare opportunity that must be viewed to be fully appreciated.

The accommodation is centred around a stunning bay-windowed lounge, where breathtaking panoramic views across Harrison Park create a remarkable focal point providing a warm and inviting space in which to relax and entertain. The stylish kitchen/diner enjoys equally impressive views towards Corstorphine Hill and offers an excellent setting for modern living. Beautifully fitted with a high-quality German kitchen, it features a comprehensive range of contemporary wall and base units, an induction hob, electric oven, integrated Bosch appliances, Quooker tap and a generous breakfast bar, perfect for casual dining and ideal for keen home cooks. Both bedrooms are generously proportioned double rooms, offering comfortable and versatile accommodation. The sleek and contemporary bathroom is fitted with a modern two-piece suite and benefits from a luxurious walk-in mains shower with a rainfall showerhead. A substantial box room provides valuable additional space and flexibility, currently utilised as a walk-in wardrobe with full-height built-in storage. It could equally serve as a home office, study, nursery, or occasional guest room. Further benefits include gas central heating and double glazing throughout, ensuring excellent comfort and energy efficiency year-round. To the rear, residents can enjoy access to a large communal garden, providing a peaceful outdoor retreat. Residents' permit parking is available on-street for added convenience.

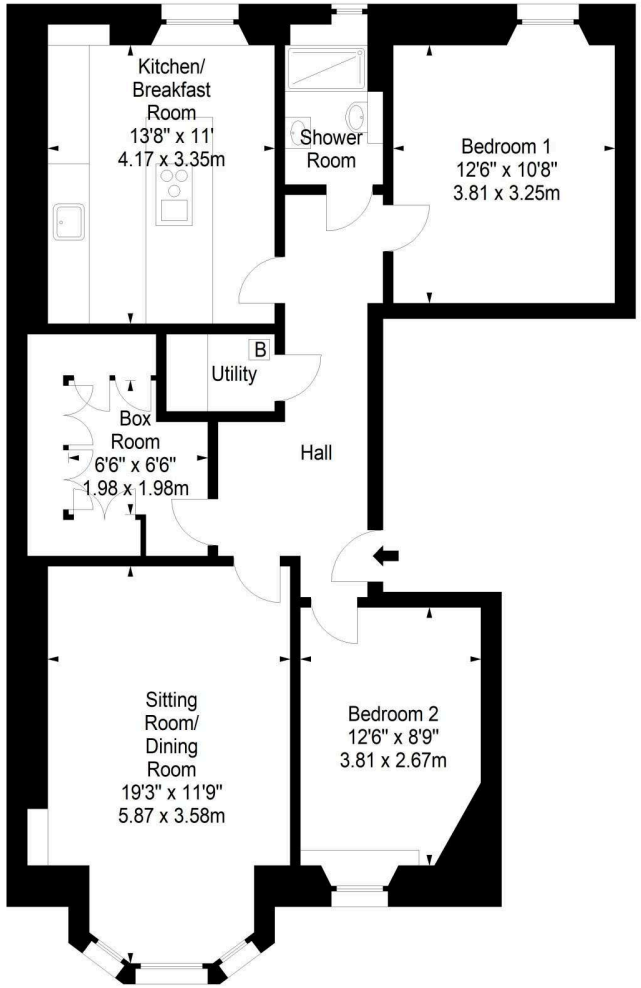
Shandon is a sought-after area just 1.5 miles from Edinburgh city centre, with frequent bus services nearby. The city bypass is a short drive away, providing access to the International Airport and the M8/9/90 motorway network. The area is well-served by excellent public and private schools, including Craiglockhart Primary and George Watson’s College. Nearby shopping options include Edinburgh West Retail Park, 24-hour ASDA, Sainsbury’s, Lidl, and Aldi. For recreation, residents can enjoy Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers restaurants, a cinema, and a Nuffield Health Centre.

Viewing by appointment on 0131 337 1800

Harrison Gardens, EH11 1SB

SquareFoot

Approx. Gross Internal Area
898 Sq Ft - 83.42 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third 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

espc rightmove OnTheMarket BlairCadell solicitors + estate agents