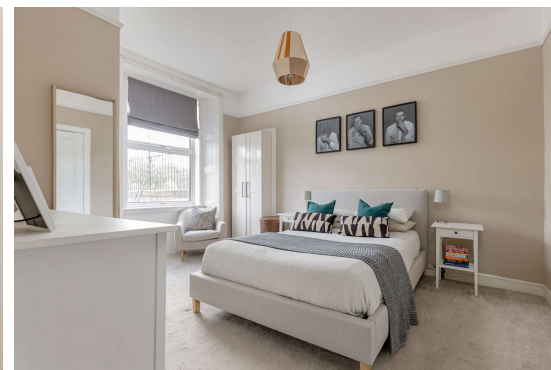


**87 Harrison Road
Edinburgh EH11 1LS**

Offers Over £395,000

- Beautiful bay window lounge featuring ornate cornice, centre rose, decorative fireplace and open views over Harrison Park
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Two double bedrooms with master featuring dressing area with sink
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Large box room
- Gas central heating and double glazing throughout
- Drying area to rear
- On-street permit parking

**Council Tax Band: E
Tenure: Freehold**



Maindoor Flat

Blair Cadell is delighted to present this beautifully appointed two-bedroom main-door flat, ideally positioned in the heart of the highly sought-after Shandon district. Presented in true walk-in condition, this exceptional home seamlessly blends elegant period character with contemporary style and comfort. Boasting outstanding open views across Harrison Parks to both front and rear, this is a rare opportunity to acquire a superb property in one of Edinburgh's most desirable residential locations.

The accommodation is centred around a stunning bay-windowed living and dining room, where beautiful open views across Harrison Park create a bright and inviting space for both relaxing and entertaining. Rich in period charm, the room features ornate cornicing, a decorative ceiling rose, and an attractive decorative fireplace, all of which enhance its elegant appeal along with fitted shutters for added privacy. The stylish kitchen is well equipped with an excellent range of wall and base units, an electric oven, gas hob, and integrated appliances, all of which are included in the sale. Both bedrooms are generously proportioned doubles, providing comfortable and versatile accommodation with the master featuring a dressing area and overlooks the park to the rear of the building. The contemporary bathroom is fitted with a modern three-piece suite and benefits from a mains-powered shower over the bath. A substantial box room offers excellent additional living space and flexibility, making it ideal as a home office, study, nursery, dressing room, or occasional guest room. Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. To the rear of the property, residents can enjoy a large communal drying area, while on-street residents' permit parking is available 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

Viewing by appointment on 0131 337 1800

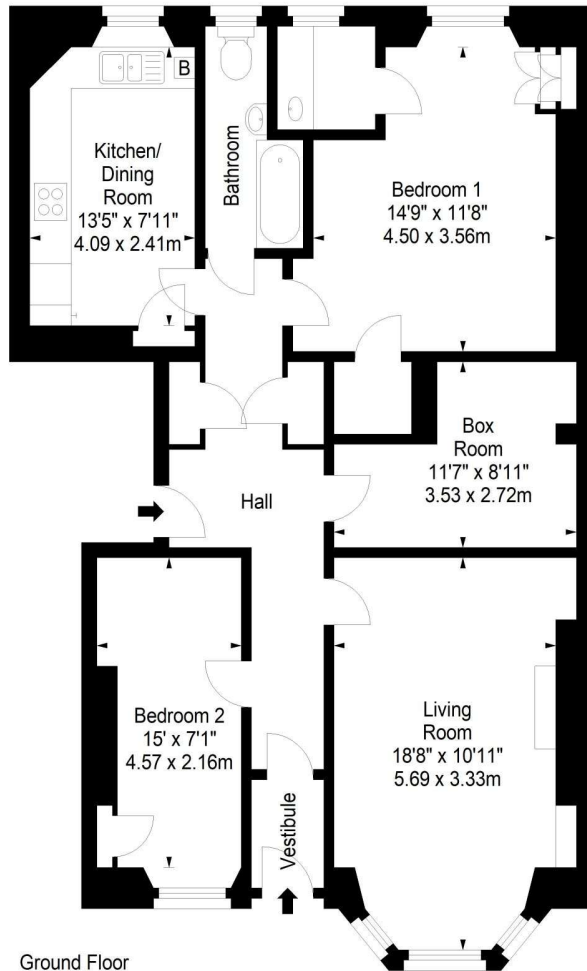




Harrison Road,
Edinburgh,
Midlothian, EH11 1LS



Approx. Gross Internal Area
967 Sq Ft - 89.83 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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
www.blaircadell.com

