

## Flat 5, 2 Handyside Place Edinburgh EH11 1ZH

Offers Over £325,000

- Hallway with two large storage cupboards
- Kitchen/living/dining room with double doors to private patio
- Kitchen with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Three double bedrooms all with fitted wardrobes and master featuring en-suite and access to patio
- Family bathroom with three-piece suite and mains walk in shower
- South facing private patio
- Gas central heating and double glazing
- Well kept communal gardens
- Secure allocated undercroft parking
- Secure entry system



1



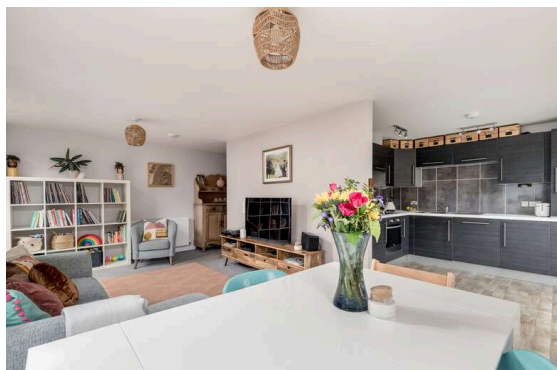
3



2



EPC B



## Flat

Blair Cadell are delighted to bring to market this fantastic modern flat ideally placed for swift access to the city centre. With generous living space, lift access, private patio and lovely finishes throughout the property is in turn key condition and would be ideal for a range of different buyers and must be viewed.

The accommodation comprises of a large entrance hallway with two useful storage cupboards. The open plan living area is south facing with dual aspect and is the perfect place for evening relaxing with friends and family. This also benefits from access to a lovely private patio through double doors that is an ideal suntrap for hosting bbq's and entertaining. There is a stylish kitchen which has a sleek finish and features a range of wall and floor mounted units, gas hob and electric oven along with integrated appliances. There are three double bedrooms all with fitted wardrobes offering plenty of useful storage space. The master bedroom features direct access to the patio and an en-suite with electric walk in shower and two-piece suite. There is a large family bathroom with a three-piece suite and mains walk in shower. There is gas central heating and double glazing throughout for maximum efficiency. There are beautifully kept communal gardens, secure undercroft parking with both allocated and visitor spaces, and a secure entry system.

Handyside Place is on the southwest side of the city centre and has easy access to an excellent range of public transport services. This includes frequent buses into the city centre and both Haymarket and Slateford train stations within walking distance which provide transport links to Glasgow, Livingston and the surrounding areas. The bypass is a short drive away and leads to the central belt motorway network and the International Airport. Shopping facilities include the recently opened Edinburgh West Retail Park, a Sainsbury's superstore and a 24hr ASDA. Recreational facilities include the Corn Exchange Village, a couple of gyms such as Nuffield Health and Pure Gym, walks along the Union Canal and Water of Leith Walkway and a number of popular bars and restaurants all within easy access

**Viewing by appointment on 0131 337 1800**

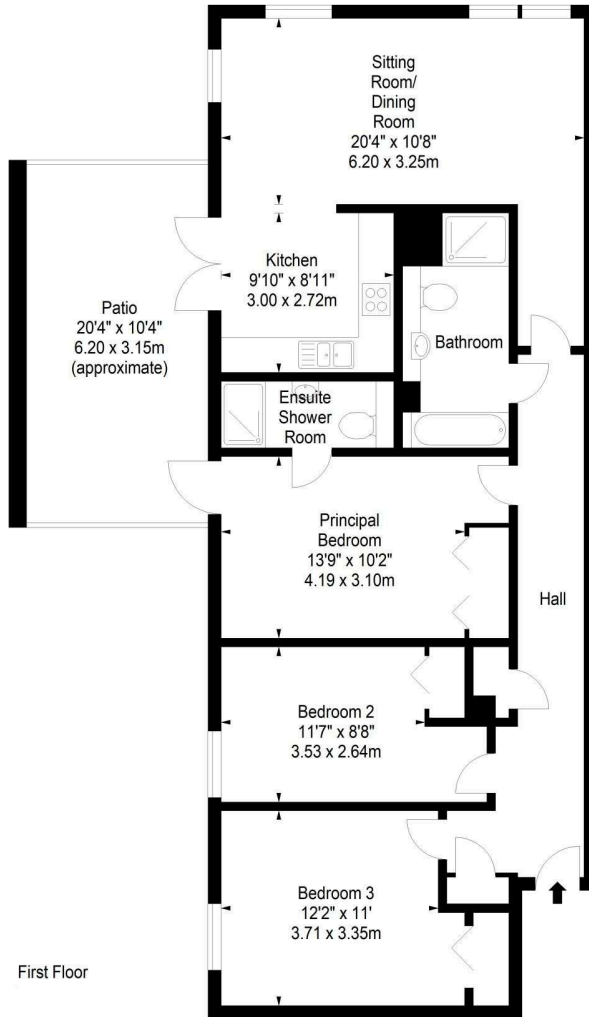




Handyside Place,  
Edinburgh,  
Midlothian, EH11 1ZH



Approx. Gross Internal Area  
1112 Sq Ft - 103.30 Sq M  
For identification only. Not to scale.  
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