

McDougall McQueen present to the market this exceptional extended four bedroom property retaining many period features. The property is set within a stone built Victorian Terrace ideally located in the popular and sought after Shandon area of Edinburgh lying a short distance from the city centre. The property has been carefully extended by the current owners offering excellent and flexible modern day family living. Presented to the market in fabulous order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Reception hallway with useful storage.
- Front facing living room with bay windows complimented by working shutters, corniced ceiling, two shelved presses, marble fireplace and wood burning stove.
- Stunning kitchen/dining and family room with bi-folding doors offering direct access to the rear garden.
- Staircase to the upper levels.
- Bathroom located on the mid-way landing comprising WC, wash hand basin, bath with shower taps, ladder radiator.
- Rear facing double bedroom with built in wardrobe storage, and en-suite.
- Double bedroom front facing with twin windows and corniced ceiling.
- Single bedroom front facing.
- Double bedroom on the top level with eaves storage and en-suite.
- Gas central heating.
- Sash and case refurbished windows.
- Private rear garden with a lovely patio area, private garden to the front.
- On street parking.



Location

Shandon lies a short distance to the southwest of Edinburgh's city centre. The area has a lovely community feel. There is a good range of local amenities within the vicinity including schools, shops and recreational facilities. Further shopping includes Edinburgh West Retail Park at Chesser. Recreational facilities include Harrison Park, the Union Canal with direct access to the cycle network, Craiglockhart Sports Centre and Fountain Park with its multiplex cinema, bars and restaurants. The property is only a short distance from Haymarket and Slateford train stations and regular public transport runs to and from the city centre. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.

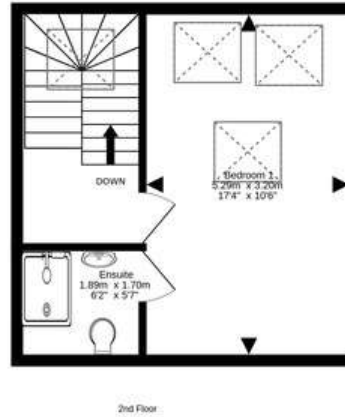
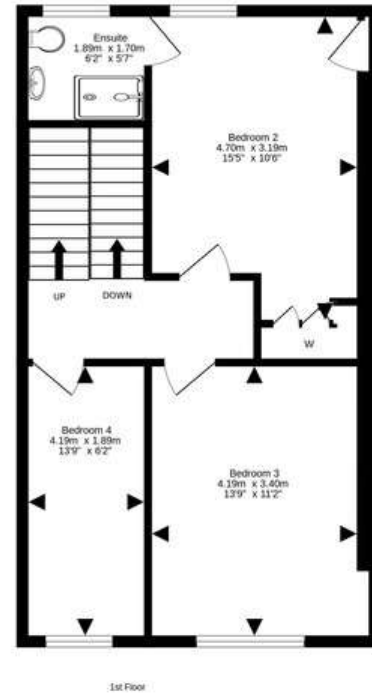
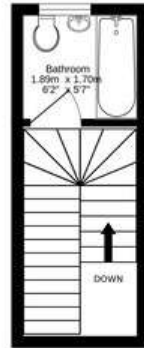
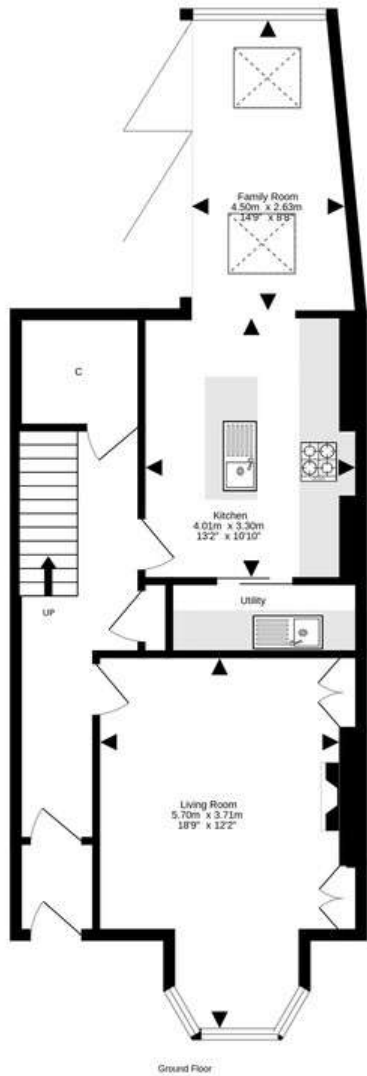
Extras

Included in the sale are the integrated kitchen appliances, the washer dryer, fixtures & fittings and all floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

