

**15 Primrose Terrace
Edinburgh EH11 1PD**

Offers Over £410,000

- Large living room with a useful study off it
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Three double bedrooms spread over two floors
- Family bathroom fitted with three-piece suite and walk in shower
- W.C
- Gas central heating
- Private front garden with garden and bike shed included
- Residents permit parking



1



3



1



EPC C



Upper Flat

Blair Cadell are delighted to bring to market this stunning double upper colony flat that is in move in condition throughout. With a three bedrooms and two living areas, the property would be ideal for a range of purchasers and must be viewed.

The accommodation includes a spacious living room with and a decorative fireplace, creating the perfect space for family relaxation. Adjacent to the living room is a versatile office/playroom. The large kitchen/diner boasts beautiful ornate cornicing and is equipped with a range of floor and wall-mounted units, a gas hob, an electric oven, and white goods included in the sale. The property offers three double bedrooms, ideal for family living. The bathroom is fitted with a three-piece suite, including a lovely roll-top bath and a separate walk-in shower. Additionally, there is a W.C. on the lower level and a cupboard providing ample storage space. The flat features gas central heating throughout. Outside, there is a charming private front garden featuring a mature cherry tree, fruit bushes, a small vegetable plot and mature flower beds along with a shed and open fronted bike shed included in the sale. Residents permit parking is also available.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by frequent bus services that run 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

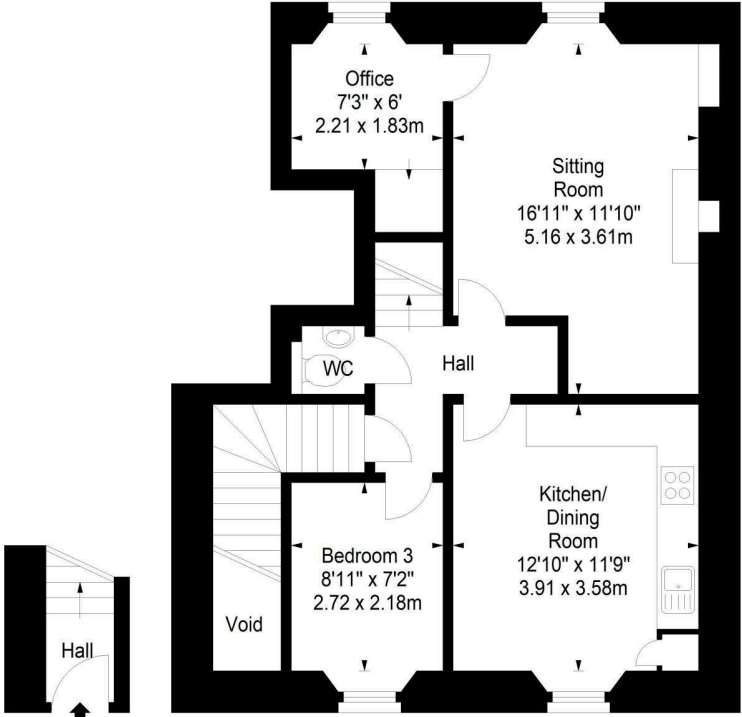




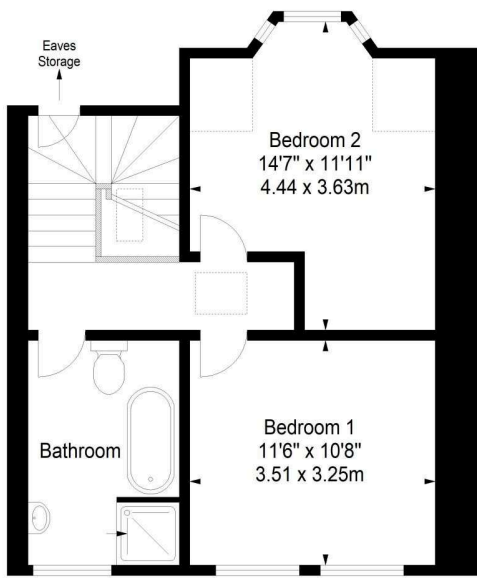
Primrose Terrace,
Edinburgh,
Midlothian, EH11 1PD



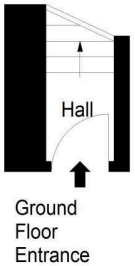
Approx. Gross Internal Area
1103 Sq Ft - 102.47 Sq M
For identification only. Not to scale.
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First Floor



Second Floor



Ground Floor Entrance



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