

## 2/4 Ogilvie Terrace Edinburgh EH11 1NR

Offers Over £275,000

- Hallway with large storage cupboard
- Bay window lounge with ornate corning, Edinburgh press and decorative fireplace
- Newly fitted kitchen/diner with a range of floor and wall mounted units, gas hob and electric oven, window seat and large pantry cupboard
- Large double bedroom with decorative fireplace
- Box room
- Utility room
- Bathroom with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Communal drying area
- Free on-street parking



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EPC C



## Second Floor Flat

Blair Cadell are delighted to bring to market this fantastic tenement flat in the heart of Shandon. With superb finishes throughout, the flat is in turn key condition and must be viewed.

The accomodation comprises of a bright entrance hallway with a large cupboard offering plenty of useful storage space. A fantastic bay window lounge with lovely original cornicing, working gas fireplace and fitted blinds making it the perfect place for evening relaxing. A stylish newly fitted kitchen with a range of high end wall and floor units, gas hob and electric oven, integrated appliances, a large pantry cupboard, utility room and white goods that are included in the sale. There is a generous double bedroom to the rear of the property keeping it nice and quiet and a box room currently used as a walk in wardrobe but would be perfect for a home office or nursery. Bathroom with a three-piece suite and mains shower over the bath. Gas central heating and double glazing throughout for maximum efficiency. A drying area to the rear of the property and free on-street parking.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs 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, Boroughmuir 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**

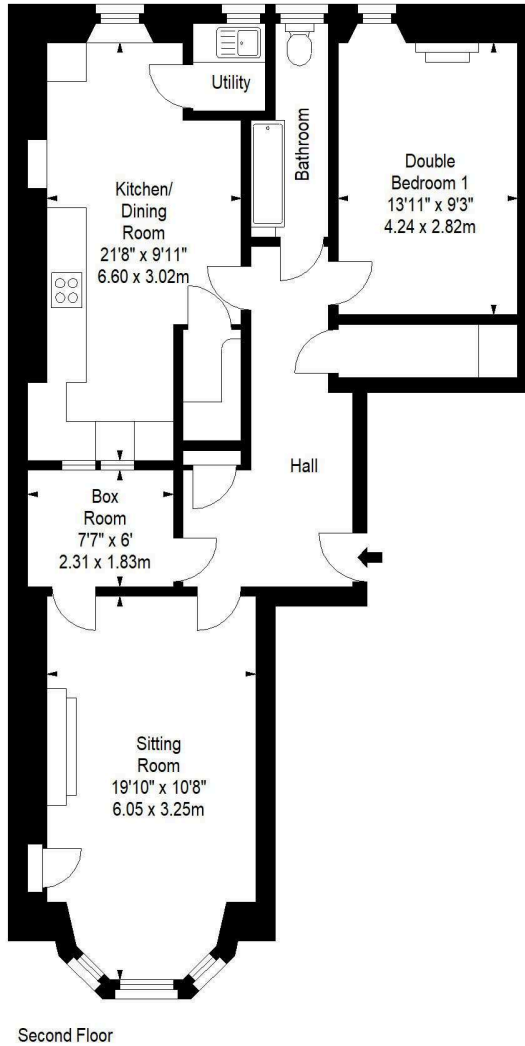




Ogilvie Terrace, EH11 1NR



Approx. Gross Internal Area  
838 Sq Ft - 77.85 Sq M  
For identification only. Not to scale.  
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