



38 HARRISON ROAD
SHANDON, EDINBURGH, EH11 1EQ

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Main-door ground-floor flat in Shandon

Enjoying flexible accommodation including three bedrooms, a box room, a generous living room, a kitchen, and a shower room, this traditional, main-door ground-floor flat in Shandon offers a desirable proposition for families, couples, professionals, and rental investors alike, as well as a blank canvas for the owner to put their own stamp on.

The flat also benefits from access to a shared garden and leafy Harrison Park is just a few seconds walk away. The private front door opens into an entrance vestibule, flowing through to a long hall with built-in storage. On your right, you step into a living room, fronted by a large bay window and offering plenty of space for arrangements of lounge furniture. Further features of the room include cornicing, a fireplace, and an Edinburgh Press. Continuing along to the end of the hall, you reach a sunny, southwest-facing kitchen, where classically styled wall and base cabinets are accompanied by spacious worktops and splashback tiling. Appliances comprising a cooker, a washing machine, and a fridge/freezer will be included in the sale.

The flat accommodates three bedrooms: two generous doubles and a good-sized single. The principal bedroom is supplemented by a box room, offering potential for use as a dressing room, a nursery, a walk-in wardrobe, or storage, whilst the second double is currently being utilised as a dining room/second sitting area, further showcasing the home's versatility. Finally, a shower room completes the accommodation and comprises a shower enclosure, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the flat enjoys access to a wealth of green space, with a shared garden for residents of the flats, and Harrison Park just along the road. Controlled parking on Harrison Road falls under Zone S4.

Extras: all fitted floor coverings, window coverings, light fittings, and kitchen appliances will be included in the sale.



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FEATURES

- Main-door ground-floor flat in Shandon
- Part of a handsome, traditional tenement
- Private front door, vestibule, and hall with storage
- Bay-fronted living room
- Sunny kitchen
- Three versatile bedrooms
- Multipurpose box room
- Shower room
- Shared rear garden
- Controlled on-street parking (Zone S4)
- **GCH and DG (TBC)**
- EPC - C

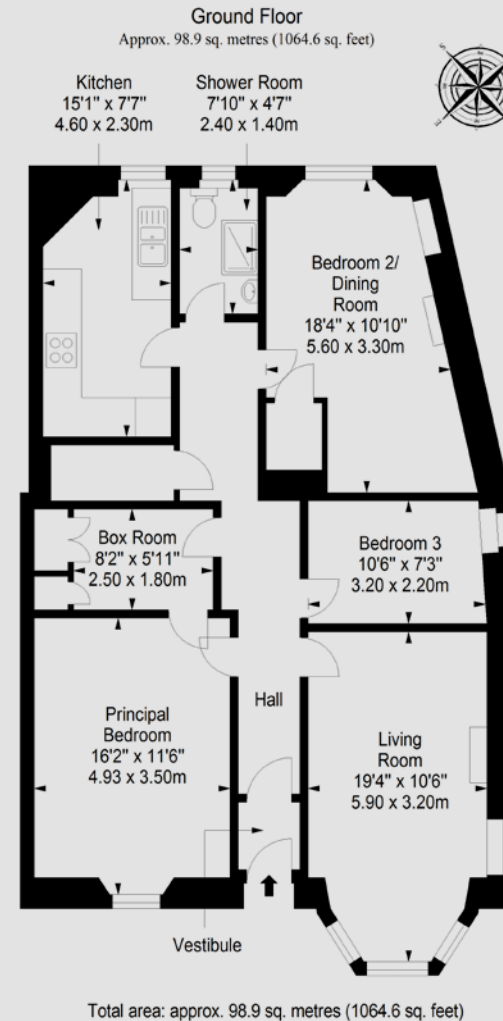




Shandon, Edinburgh

Lying approximately three miles west of Edinburgh city centre, the popular residential district of Shandon is characterised by its leafy streets, appealing traditional tenements and open green spaces.

Steeped in history, Shandon is home to a conservation area and with no shortage of outdoor pursuits right on their doorstep, residents can take a relaxed stroll in tranquil Harrison Park or cycle along picturesque Union Canal into the city centre. Shandon is well served by a range of local amenities, with more extensive shopping facilities in neighbouring Gorgie. Furthermore, bustling Morningside Road, with its charming selection of independent retailers and thriving café culture, is just a short walk away. Shandon is located just minutes from the Fountain Park leisure complex, where you will find a multi-screen cinema, bowling alley, gym, various family restaurants, and pubs under one roof. Shandon is within the catchment area for excellent state schools, and the area is also well placed for some of the capital's finest private schools, particularly the Edinburgh Rudolf Steiner School and George Watson's College. Popular with young professionals thanks to its close proximity to the city centre, Shandon enjoys superb public transport links across the capital and is within walking distance of Haymarket's transport hub, as well as swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.

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