

**13/8 Shandon Place  
Edinburgh EH11 1QN**

**Offers Over £275,000**

- Hallway with large storage cupboard
- Bay window lounge with ornate cornice, centre rose, decorative fireplace and views up to Pentland hills
- Kitchen with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and white goods included in sale
- Two double bedrooms
- Bathroom with three-piece suite and mains shower over bath with rainwater showerhead
- Gas central heating and double glazing
- Well kept communal garden
- Free on-street parking



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EPC D





## Third Floor Flat

Blair Cadell are delighted to bring to market this immaculate two bed tenement flat in the heart of Shandon. With fantastic original features throughout and generous living and dining space featuring fantastic views up to the Pentland hills, the property is perfect for the first time buyer, young professional or young family.

The accomodation comprises of an entrance hallway with a useful large storage cupboard. Bay window living/dining room with fantastic ornate cornicing, centre rose, a decorative fireplace and fantastic open views up the Pentlands and beyond. A newly fitted kitchen with lovely finishes that has a range of floor and wall mounted units, gas hob and electric oven and integrated appliances and white goods which are included in the sale. There are two well proportioned double bedrooms with one featuring a lovely window seat. Stylish three-piece suite bathroom with a mains shower over the bath featuring a fantastic rainwater shower head. Gas central heating throughout, a well kept communal garden 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**

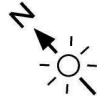




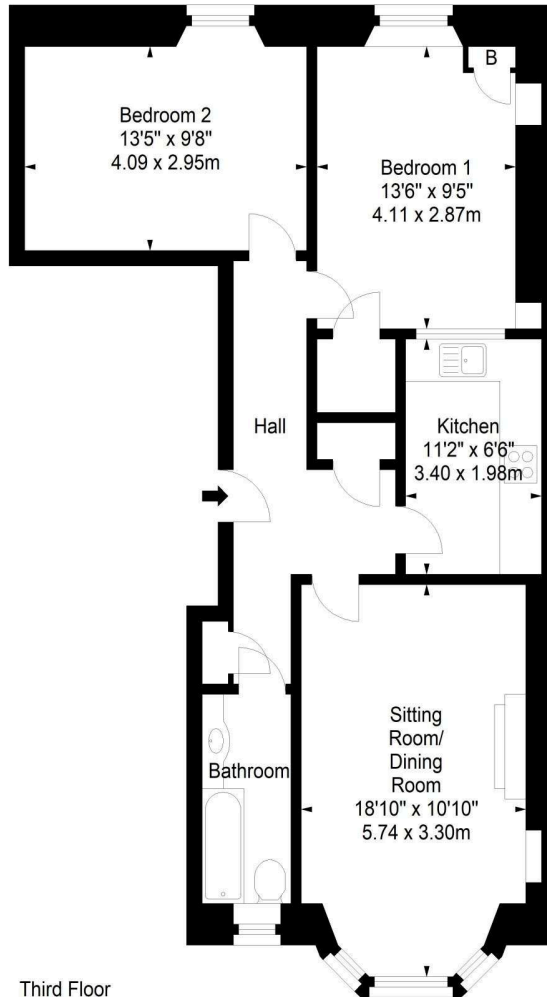




**Shandon Place,  
Edinburgh, EH11 1QN**



Approx. Gross Internal Area  
740 Sq Ft - 68.75 Sq M  
For identification only. Not to scale.  
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Third Floor



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