

**25 Ivy Terrace
Edinburgh EH11 1PJ**

Offers Over £400,000

- Hallway with storage cupboard
- Bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Kitchen/diner with a range of floor and wall mounted units, gas hob and electric oven, white goods included and large pantry cupboard
- Three double bedrooms
- Bathroom with three-piece suite and mains walk in shower
- W.C.
- Gas central heating and double glazing throughout
- Private front garden
- Free on-street parking



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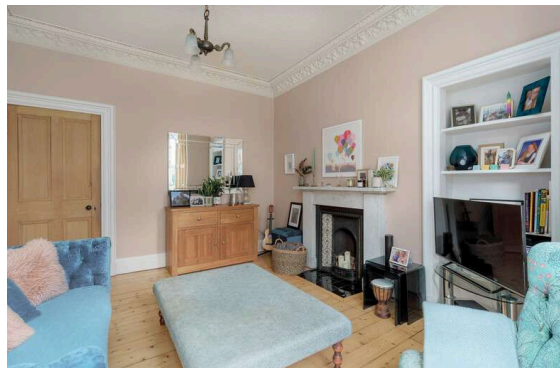
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EPC D



Upper Flat

Blair Cadell are delighted to bring to market this immaculate double upper colony flat in the heart of Shandon. With three double bedrooms and in true turn-key condition the property would be ideal for a young family and must be viewed.

The accommodation comprises of a hallway with a useful storage cupboard and toilet. A stunning bay window lounge with beautiful ornate corning, centre rose, decorative fireplace and lovely working shutters that make it the perfect place for evening relaxing with family. There is a large kitchen/diner perfect for hosting friends and family. The kitchen has a range of floor and wall mounted units, gas hob and electric oven, fridge freezer and washing machine which are included in the sale and a large pantry cupboard under the stairs offering plenty of storage space. There are three double bedrooms with the master double featuring plenty of built in storage space in the eaves. Family bathroom with a three-piece suite and mains walk in shower. The property benefits from gas central heating and double glazing throughout, attic space accessed via the landing and an immaculate south facing private front garden with a useful garden shed included in sale and free on-street parking. *No warranties given for systems or appliances*

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 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

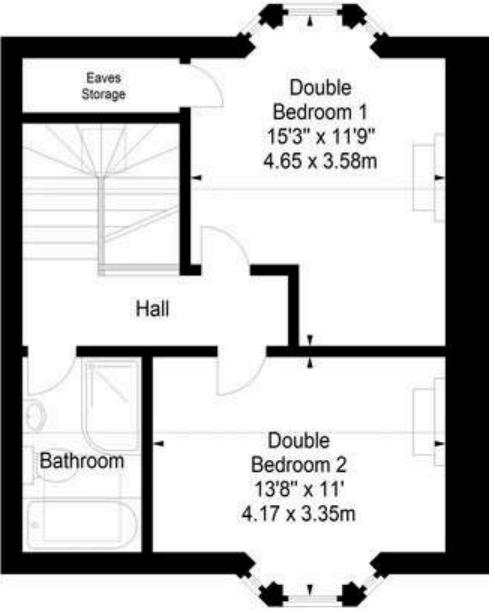
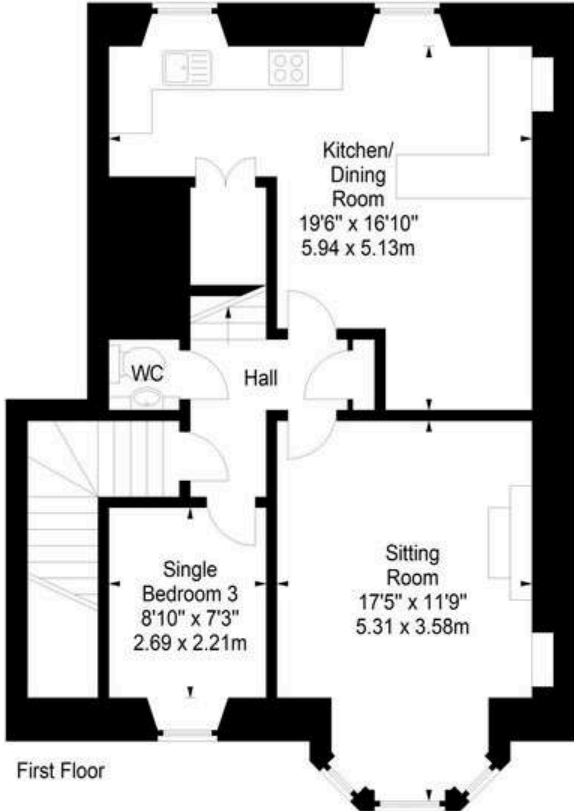




Ivy Terrace,
Edinburgh,
Midlothian, EH11 1PJ



Approx. Gross Internal Area
1164 Sq Ft - 108.14 Sq M
(Including Eaves Storage)
For identification only. Not to scale.
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Ground Floor
Entrance

First Floor

Second Floor

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