

**38 Hazelbank Terrace
Edinburgh EH11 1SN**

Offers Over £500,000

- Bay window lounge featuring ornate cornice, centre rose, log burner and working shutters
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and double electric oven and integrated appliances
- Four double bedrooms with master featuring en-suite and fitted wardrobes
- Shower room with two-piece suite
- Utility room
- Gas central heating and double glazing
- Private back garden
- On-street parking



Double Upper Flat

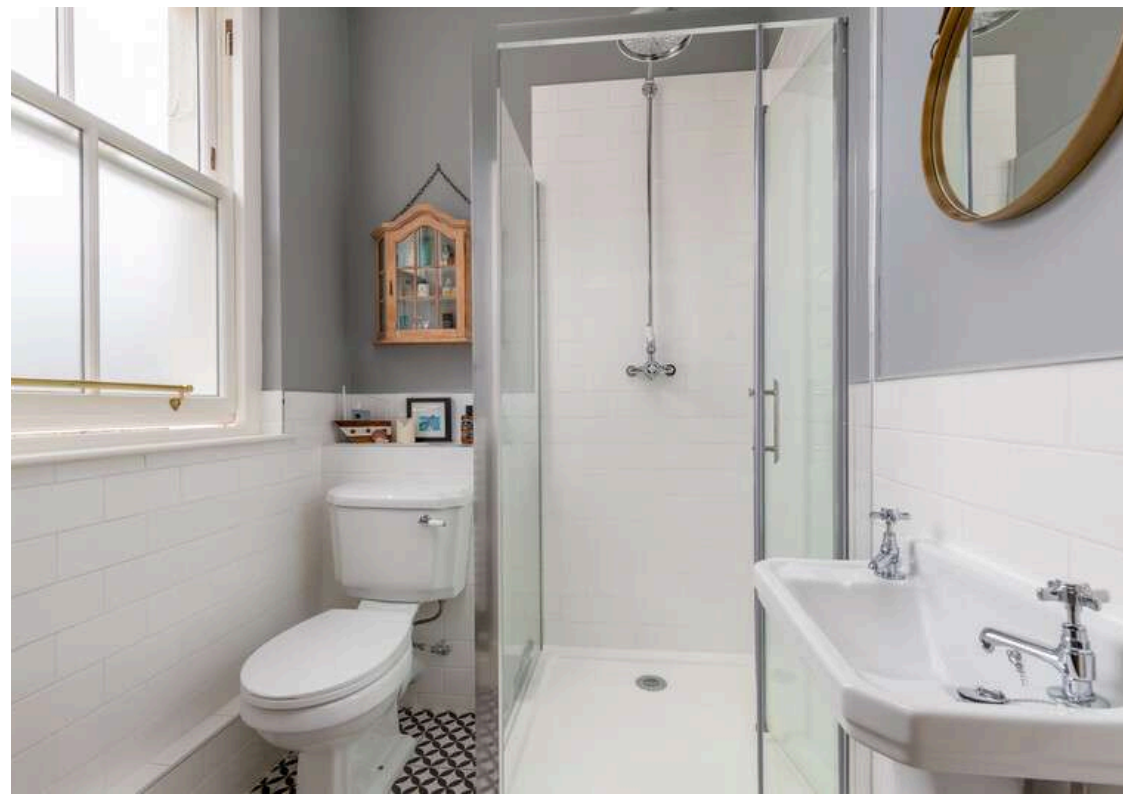
Blair Cadell are delighted to bring to market this superb double upper flat in the heart of the Shandon Colonies. With stunning original features and beautiful finishes throughout, the property is in true turn key condition and will appeal to many.

The property comprises of a beautiful bay window lounge featuring original ornate cornicing, centre rose, working shutters and a log burning stove with a marble surround making it the perfect place to relax during the colder winter months. An immaculate kitchen/diner perfect for hosting friends and family, fitted with a range of floor and wall mounted units, gas hob and electric double oven and Neff integrated appliances. There are four superb double bedrooms with the master featuring fitted wardrobes and a stunning en-suite fitted with a three-piece suite and mains shower over the bath with a fantastic rainwater shower head. There is a shower room fitted with a two-piece suite and mains walk in shower again featuring a rainwater shower, utility room with additional storage units and white goods which are available by separate negotiation. The hallway benefits from a large cupboard offering plenty of useful storage space and the landing features a lovely bright area for home working. The property benefits from gas central heating and double glazing throughout for maximum efficiency and working shutters on all the windows of the first floor excluding the utility and bathroom. A south-west facing back garden laid to lawn with patio area and raised beds for the gardening enthusiast and is a superb sun trap. 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 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

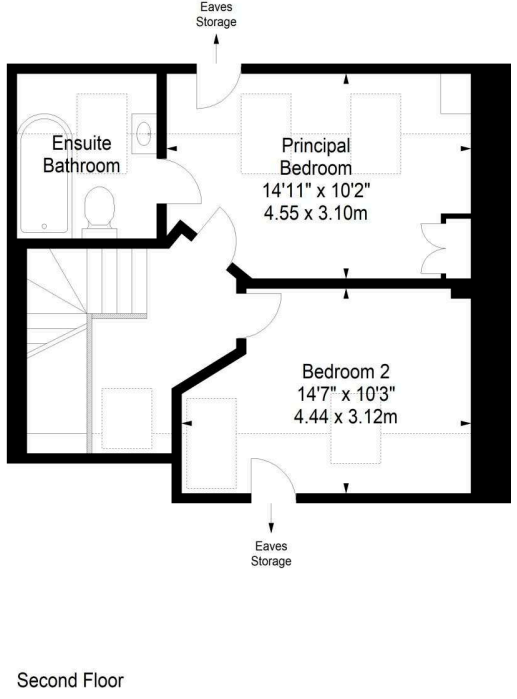
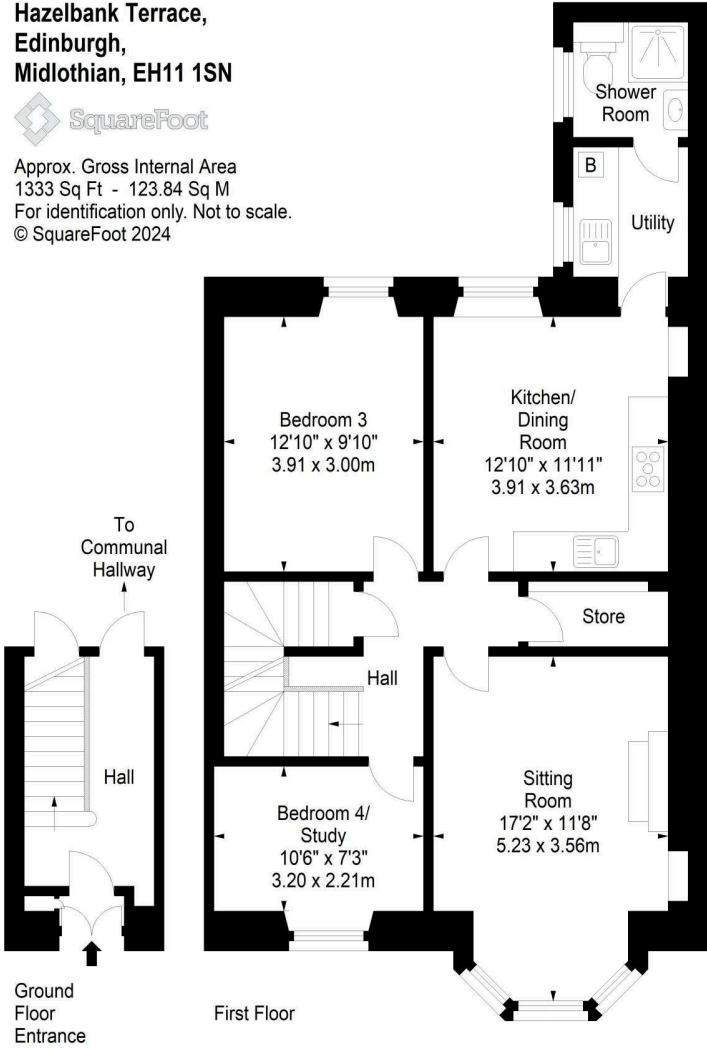




**Hazelbank Terrace,
Edinburgh,
Midlothian, EH11 1SN**



Approx. Gross Internal Area
1333 Sq Ft - 123.84 Sq M
For identification only. Not to scale.
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