

**13/5 Shandon Place
Edinburgh EH11 1QN**

Fixed Price £249,950

- Bay window lounge featuring ornate cornice and log burner
- Kitchen/diner fitted with a range of floor units, gas hob and electric cooker and large pantry cupboard
- Large double bedroom
- Box room
- Bathroom fitted with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Well kept communal garden
- Residents permit parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



Flat

Blair Cadell are delighted to bring to market this immaculate one bed tenement flat in the heart of Shandon. With fantastic original features throughout and generous living and dining space, 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 lounge with fantastic ornate cornicing, centre rose, log burner and a useful Edinburgh press making it the perfect place to relax with friends and family. A kitchen/diner ideal for hosting fitted with a range floor mounted units, gas hob and electric oven, large pantry cupboard and integrated appliances and white goods which are included in the sale. There is a large double bedroom featuring a decorative fireplace and a box room which works as a perfect guest room or home working space. Three-piece suite bathroom with a mains shower over the bath. Gas central heating and double glazing throughout, a well kept communal garden and residents 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

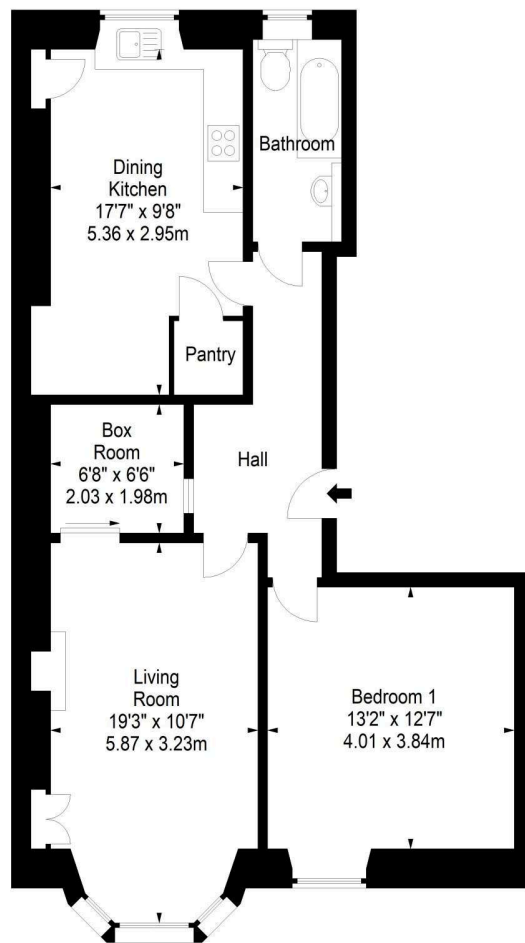
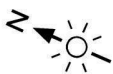




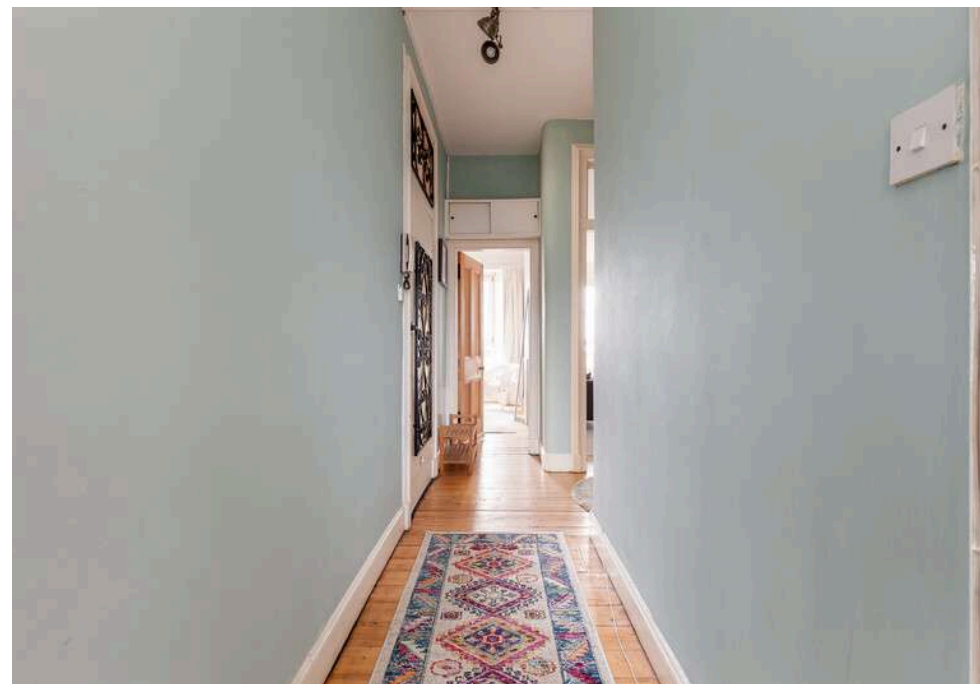
Shandon Place,
Edinburgh,
Midlothian, EH11 1QN



Approx. Gross Internal Area
763 Sq Ft - 70.88 Sq M
For identification only. Not to scale.
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Second Floor



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