

**7/3 Ogilvie Terrace  
Edinburgh EH11 1NS**

**Offers Over £275,000**

- Hallway with large storage cupboard
- Bay window lounge with ornate cornice and working fireplace
- Kitchen/diner with a range of floor and wall mounted units, electric hob and oven, white goods included in the sale and a large pantry cupboard
- Large double bedroom
- Large box room
- Utility room
- Bathroom with three-piece suite and electric shower over bath
- Gas central heating and double glazing throughout
- Communal drying green
- Free on-street parking



## First Floor Flat

Blair Cadell are delighted to bring to market this lovely tenement flat in the heart of Shandon. With lovely open outlooks over Harrison Park, the property will appeal to many and must be viewed.

The accomodation comprises of a large entrance hallway with a useful storage cupboard leading through to a fantastic bay window lounge with lovely ornate corning, centre rose, lovely fitted shutters and a working fireplace making it the perfect place for evening relaxing. A large kitchen/diner with fantastic views over the park featuring a range of floor and wall mounted units, electric hob and oven, white goods which are included in the sale, a large pantry cupboard and access to a utility room with additional storage units. There is a large double bedroom again overlooking the park to the rear of the property, a useful box room that would be the perfect home office or spare room that can easily fit a double bed and a bathroom with a three-piece suite and electric shower over the bath. There is gas central heating and double glazing throughout for maximum efficiency, a communal drying area 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 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**

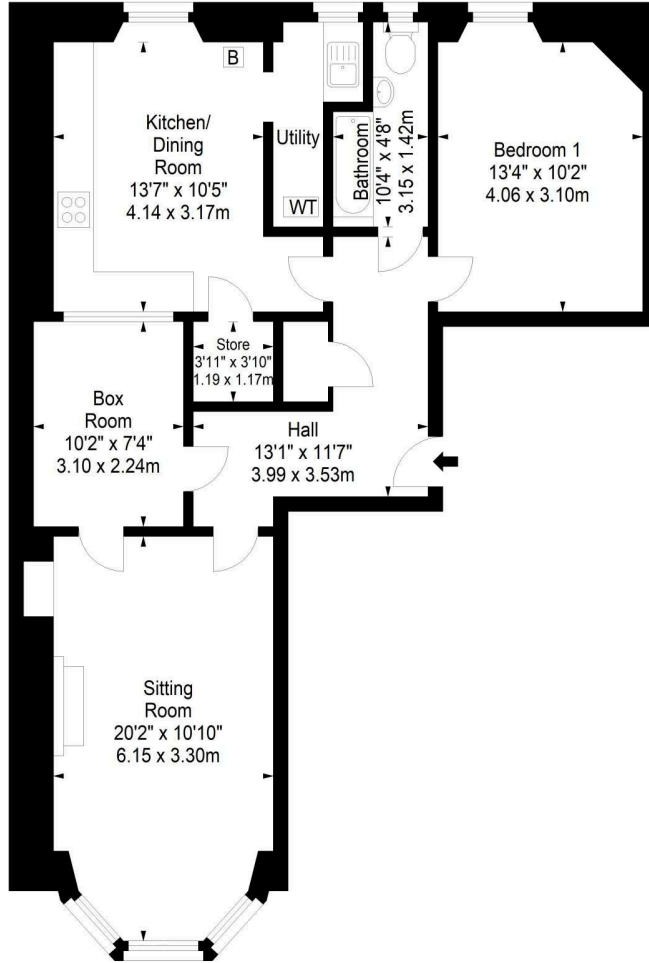




Ogilvie Terrace,  
Edinburgh, EH11 1NS



Approx. Gross Internal Area  
830 Sq Ft - 77.11 Sq M  
For identification only. Not to scale.  
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First Floor



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