

9/4 Shandon Place, Edinburgh, EH11 1QN

FIXED PRICE £265,000



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- Traditional first floor flat with character
- Timeless bay-windowed sitting room (or 2nd bedroom)
- Living room/kitchen
- Flexible box room offering potential
- Double bedroom and modern bathroom
- Gas central heating and double glazing
- Well placed residential district between Merchiston and Slateford Road
- EPC C

Description

This charming Victorian first floor flat offers a classic layout (70 sqm) which includes a versatile box room having scope for reconfiguration (subject to consents). Several period features have been retained including stripped floors and ornate cornicing. This is an ideal starter home or equally an excellent letting opportunity. The property has an elegant bay-windowed sitting room (or further bedroom) enjoying a sunny aspect during afternoons and evenings. The combined living/dining room/kitchen overlooks the extensive rear gardens and there is also a double bedroom and modern bathroom/shower.





Central Heating and Double Glazing

Gas central heating is installed with panel radiators complemented by double glazing.

Garden and Parking

The property has access to the communal garden to rear. Streets are zoned for resident parking.

Location

Shandon Place is a popular address only a few yards away from the Union Canal/cycle route and a comfortable stroll away from Bruntsfield, Tollcross (one mile) and many West End attractions. Haymarket rail station is also readily accessible and excellent bus services operate. Shandon has several local shops and there are excellent sporting/recreational facilities to hand including a cinema and gyms.

Extras

The oven, hob and hood, washing machine and fridge are included in the sale price.

Valuation

The property has a mortgage valuation of £270,000 and the Home Report is available from the ESPC website.

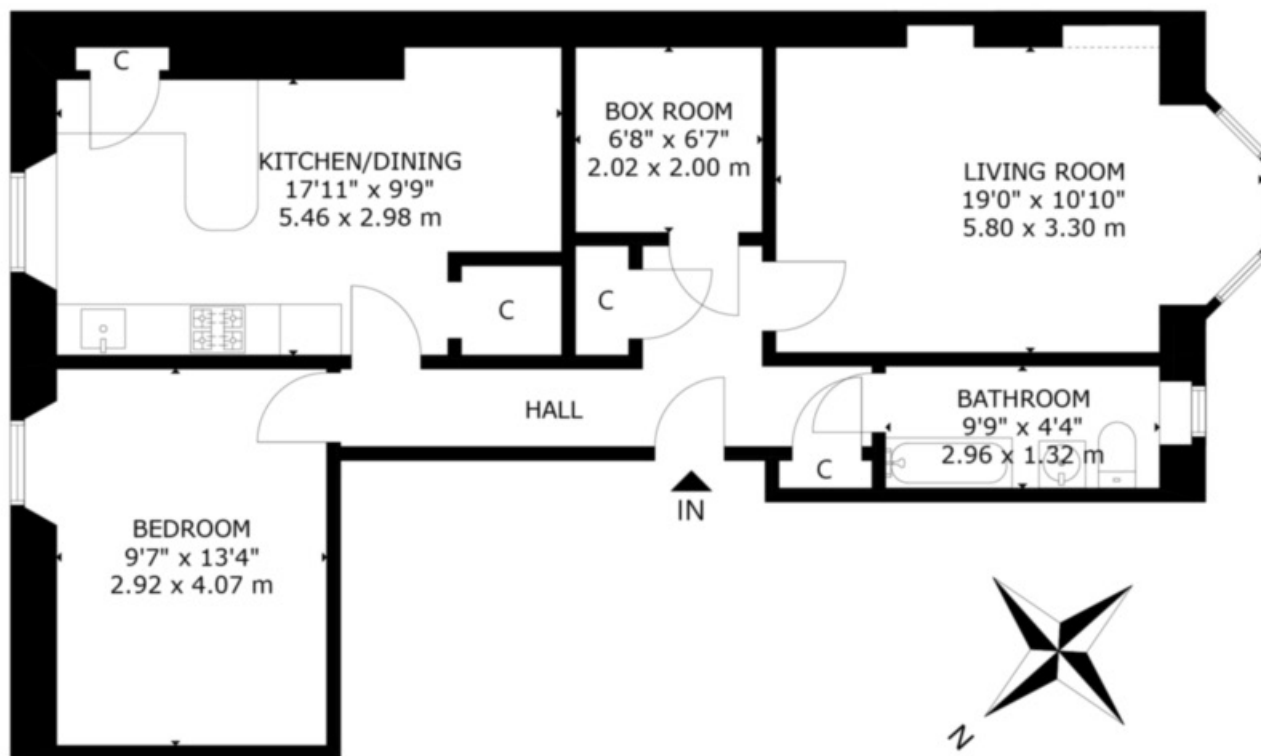
Council Tax and EPC

It is in Council Tax band D and has a C-rated Energy Performance Certificate.

Viewing

Telephone Agent 0131 229 3399 (07595 820611 out with office hours).





FIRST FLOOR

9/4 SHANDON PLACE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 709 SQ FT / 66 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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