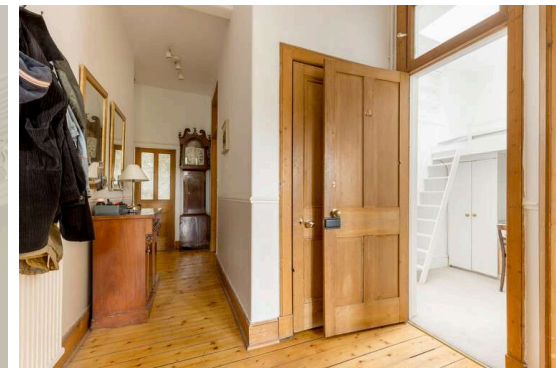


**66/7 Harrison Gardens
Edinburgh EH11 1SJ**

Offers Over £340,000

- Hallway with large storage cupboard
- Bay window lounge with ornate cornice, centre rose, decorative fireplace and open outlooks
- Kitchen/diner with a range of wall and floor mounted units, gas hob and electric oven, white goods included in sale and a large pantry cupboard
- Two double bedrooms and third bedroom with built in bunk bed and velux roof window
- Bathroom with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Well kept communal gardens



Third Floor Flat

Blair Cadell bring to market this bright south-facing top floor flat with fantastic open views to both the front and rear. The property is conveniently located close to excellent local amenities and in great condition throughout would be ideal for the first time buyer or young professional.

The accommodation comprises of an entrance hallway with a useful large storage cupboard, a south facing bay windowed lounge overlooking Harrison park and lovely views up to the Pentland hills that retains fantastic features such as the original ornate cornice and a decorative fireplace making it perfect for evening relaxing. A kitchen/diner to the rear of the property with extensive views up to Corstorphine hill which is fitted with an extensive range of floor and wall mounted storage units, integrated appliances which are included in the sale and also has a very useful large pantry cupboard which offers additional storage and useful utility area. Two excellent double bedrooms with the master featuring fitted wardrobes and a third bedroom which would be the perfect guest room or home office that benefits from a built in bunkbed and Velux roof window. A bathroom fitted with a three-piece suite and mains shower over the bath. The property has gas central heating throughout and double glazing. A large partially floored attic that offers plenty of additional storage space. There is a well maintained communal garden to the rear and on-street parking.

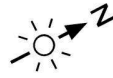
Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public 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

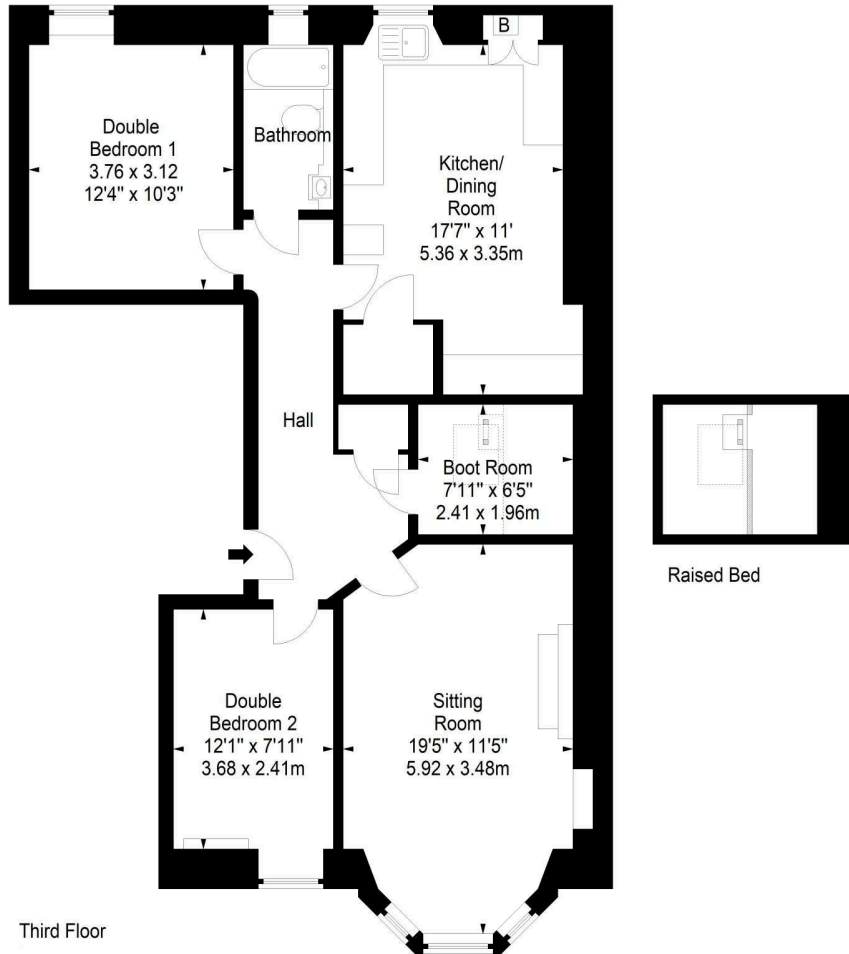




Harrison Gardens,
Edinburgh, EH11 1SD



Approx. Gross Internal Area
871 Sq Ft - 80.92 Sq M
For identification only. Not to scale.
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