



Solicitors & Estate Agents









Offers Over

£450,000

17 Harrison Road

Shandon | Edinburgh | EH11 1EG

A fantastic opportunity has arisen to purchase this attractive and spacious end terraced villa with private garden to rear, pleasantly situated within the high amenity area of Shandon close to a host of excellent local amenities and transport links. Internal viewing is highly recommended to be fully appreciated.

-  4 bedrooms
-  2 public rooms
-  1 bathroom
-  Private garden to rear
-  EPC rating - D
-  Council tax band – E



Description

In brief the accommodation comprises; entrance vestibule leading to welcoming entrance hallway with excellent built-in storage, generously proportioned and bright bay-windowed lounge with feature fireplace, stylish fitted kitchen open plan to dining area and door providing direct access to the rear garden, modern shower room, light and airy bay-windowed principal bedroom with fitted wardrobes and shutters to the windows and three further well proportioned bedrooms. Further benefits include gas central heating , double glazing and good storage throughout.



Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the integrated fridge/freezer, integrated oven/hob, integrated dishwasher, washing machine and microwave.

Gardens & Parking

To the rear lies a fantastic garden which has an area of decking/patio, ideal for outside dining/relaxing together with further garden ground situated down a set of steps. Permit/metered parking can be found to the front of the property and surrounding area.

Please note the top section of the garden belongs to the property and the bottom section of the garden is leased from the council whereby an annual rent is payable (further details can be made available by the selling agent).

Viewing

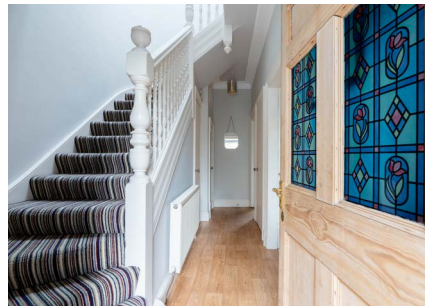
By appointment through Neilsons (0131 625 2222).





Location

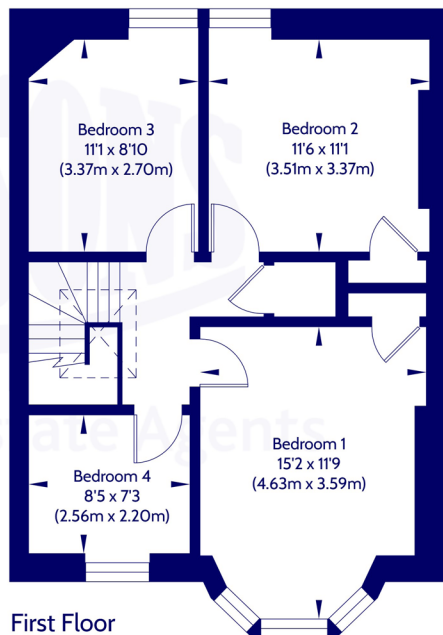
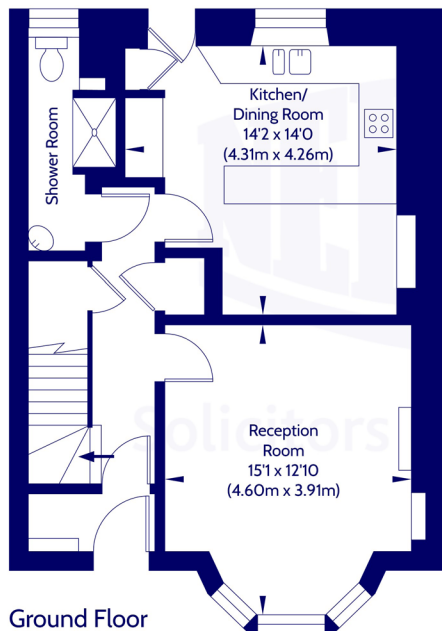
Shandon and neighbouring Polwarth are highly sought after residential districts lying to the South West of the City Centre, Leisure wise the choice is excellent and includes several bars and restaurants, with further facilities to be found at the impressive Fountain Park Leisure Complex and exceptional shopping facilities at nearby Bruntsfield. Harrison Park and the scenic walkways of the Union Canal provide further leisure opportunities. Edinburgh's West End and Princes Street are within close proximity and offers various entertainment facilities including, theatres, cinemas, restaurants, bars, sports facilities and health clubs. Good local convenience shopping and schools are within walking distance. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Haymarket railway station is a short journey away.



Approx. Internal Area 104.62 Sq M / 1126 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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