

Jardine Phillips
Solicitors • Estate Agents

SHANDON

12/2F1 OGILVIE TERRACE
EH11 1NR



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EPC RATING: C

OFFERS OVER £310,000

PROPERTY DESCRIPTION

- Wide open hallway with two large storage cupboards
- Bright bay windowed living room with area for dining, Edinburgh press and multi fuel stove with original fire surround, open plan
- Large kitchen area with wide range of matt navy base units & appliances, solid wood worktops, open wooden shelving and a very handy walk in utility/larder cupboard housing the washing machine & lots of storage
- Master bedroom with designer radiator, fitted cupboard & storage window seat
- Ensuite wet room with walk in shower, wc, sink & heated towel rail
- Spacious second double bedroom with wardrobe
- Family bathroom with wood panelled bath, electric shower, sink, wc & radiator
- Gas central heating from annually serviced combi boiler fitted 2016
- Sash & case windows with double glazed units replaced in 2016
- Engineered oak flooring in most rooms
- Well maintained south west facing communal garden
- Free on street parking



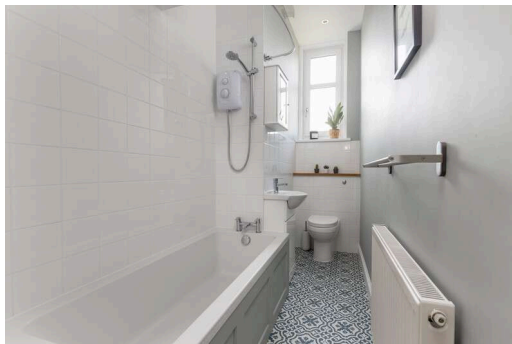
VIEWING

Sundays 2 - 4pm

or tel. Jardine Phillips

on 0131 446 6850





STUNNING, UPDATED, TWO BED, TWO BATH, SECOND FLOOR TRADITIONAL FLAT WITH WONDERFUL VIEWS OVER THE PARK

This amazing property has been fully refurbished with a new kitchen and two new bathrooms and would make a wonderful home for young professionals or a young family. Excellent for entertaining with its open plan lounge/dining/kitchen with a fabulous outlook over Harrison Park. Great local schools, shopping and transport links.

AREA

Shandon is a very popular area in the south of the city which offers a good range of local stores, including Margiotta, together with some lovely independent retailers and coffee shops giving the place a village feel. Wider shopping is available in nearby Polwarth, Bruntsfield and Morningside. Harrison Park is across the road, together with the Union Canal walkway providing great walks and outside spaces. Leisure facilities are available close by in the form of Craiglockhart and Fountain Park leisure complexes. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away. The flat is in the catchment for the well renowned Craiglockhart Primary and George Watsons is also within walking distance. Numerous bus services are available nearby and there is easy access out to the city bypass and the motorway network beyond.

GARDEN

Well maintained south west facing communal garden.

PARKING

Free on street parking.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood & integrated dishwasher are included in the sale.

HOME REPORT VALUATION

£320,000

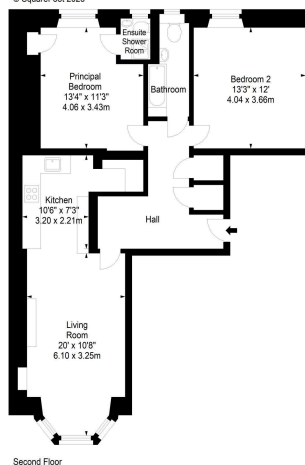


Living room	20' x 10'8 (6.10 x 3.25m)
Kitchen area	10'6 x 7'3 (3.20 x 2.21m)
Bedroom 1	13'4 x 11'3 (4.06 x 3.43m)
Bedroom 2	13'3 x 12' (4.04 x 3.66m)

Ogilvie Terrace,
Edinburgh, EH11 1NR



Approx. Gross Internal Area
842 Sq Ft - 78.22 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

