

**33 Myrtle Terrace
EDINBURGH EH11 1PG**

Fixed Price £415,000

- Living room featuring ornate cornicing and gas burner
- Kitchen/dining room
- Kitchen with a range of floor and wall mounted units, gas cooker and white goods available by separate negotiation
- Two double bedrooms with master featuring fitted wardrobes
- Study/guest room off the living room
- Bathroom with four piece suite
- Gas central heating and double glazing
- Private front garden
- Free on-street parking



Double Upper Flat

Blair Cadell are delighted to bring to market this lovely double upper colony flat in the heart of the Shandon flower colonies. With two generous double bedrooms and a useful study the property would be ideal for a range of different purchasers and must be viewed.

The accommodation comprises of an entrance hallway with a useful W.C. A stunning lounge featuring ornate cornicing, centre rose, gas fireplace and sash and case windows with working shutters that make it perfect for relaxing with family in the colder winter months. A large kitchen/diner that is ideal for hosting fitted with a range wall and floor mounted units, gas cooker and white goods which are available by separate negotiation. There are two double bedrooms with the master featuring fitted wardrobes and a study off the living room fitted with a bunk bed perfect for guests. Bathroom fitted with four-piece suite with an electric walk in shower. The property benefits from gas central heating throughout. A private front garden laid to lawn with mature flowerbeds that is a lovely sun trap perfect for barbeques and free on-street parking.

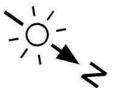
Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by frequent bus services that run close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and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

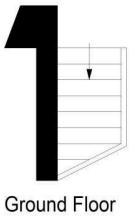




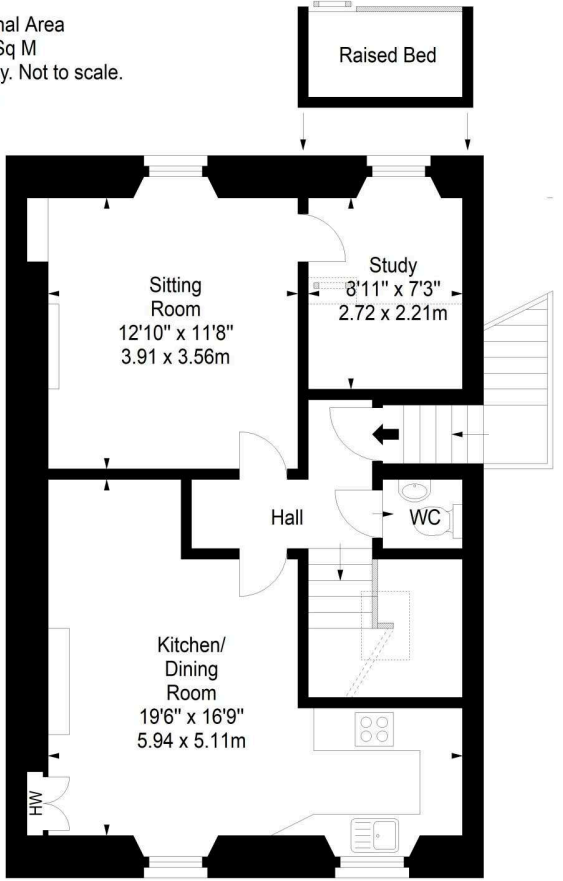
**Myrtle Terrace,
Edinburgh,
Midlothian, EH11 1PG**



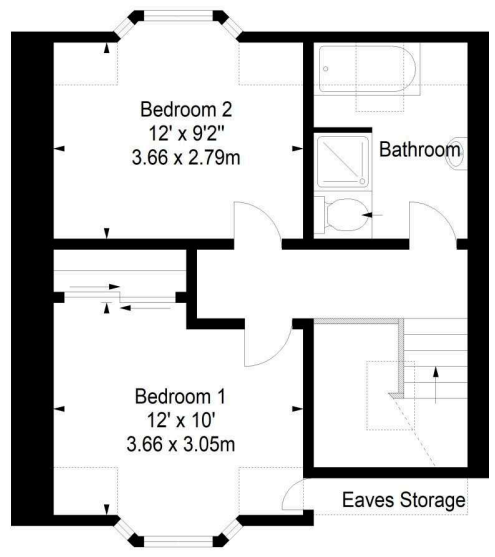
Approx. Gross Internal Area
967 Sq Ft - 89.83 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor



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