



82/10 HARRISON GARDENS

SHANDON, EDINBURGH, EH11 1SB



1 PUBLIC



2 BED



2 BATH

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VMH SOLICITORS



82/10

HARRISON GARDENS

Offering wonderfully light and airy accommodation, this second-floor flat forms part of a handsome blonde sandstone tenement building in Shandon, next to open parkland, and offers two bedrooms, a living room, a kitchen, and two bathrooms, plus access to a shared garden and unrestricted on-street parking. The property strikes the perfect blend of traditional charm and modern styling, with a wealth of lovely period features, modern fixtures and fittings, and neutral décor, and it lies close to excellent amenities and just over two miles from the heart of the capital.

Features

- Secure shared entrance and stairwell
- Hallway with two built-in storage cupboards
- Impressive living room with southeast-facing bay window and handsome fireplace
- Attractive, modern kitchen
- Spacious principal bedroom with built-in storage and en-suite shower room
- Second double bedroom
- Elegantly styled bathroom with shower-over-bath
- Access to well-maintained, leafy shared garden
- Unrestricted on-street parking on Harrison Gardens and in the vicinity
- Gas central heating and double glazing



“...Attractive, modern kitchen, a spacious principal bedroom, second double bedroom and an elegantly styled bathroom with shower-over-bath...”



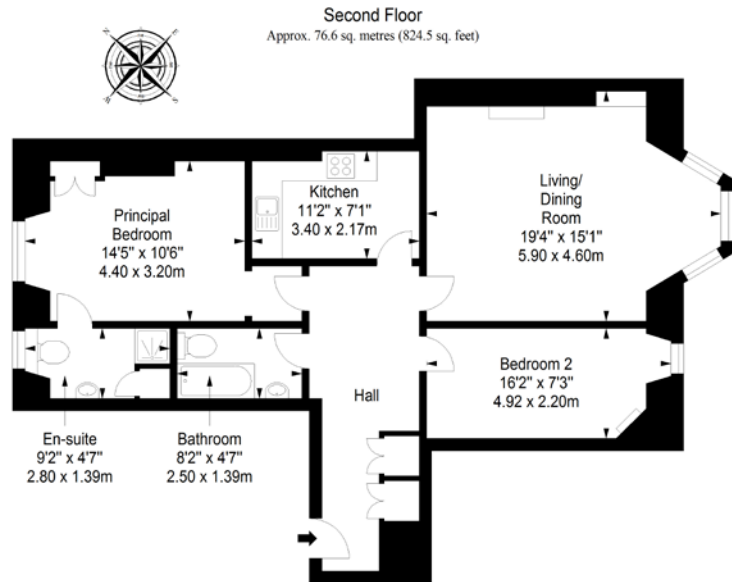
EPC Rating - C

Home Report Value - £310,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Total area: approx. 76.6 sq. metres (824.5 sq. feet)



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CHARTERED FIRM

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