





McDougall McQueen are delighted to offer this rarely available detached three bedroom property arranged over two floors with gardens to the front and rear along with a driveway and single garage offering excellent family accommodation. The property is ideally located in the sought-after Shandon area of Edinburgh which is extremely popular with families due to the proximity of several good schools. There are a range of local amenities, along with Harrison Park, featuring childrens play area and sports facilities. The Union Canal is very popular with walkers, joggers and cyclists. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with a useful under stairs cupboard.
- Bright and spacious front facing living room.
- Kitchen equipped with a range of wall and base units, all white goods to be included in the sale.
- Front facing lounge with sliding doors giving access to the bedroom.
- Double bedroom located on the ground floor.
- Sunny conservatory with patio doors to the rear garden.
- Staircase to the upper level, large storage cupboard, hatch to floored attic space.
- Rear facing double bedroom with views over the canal.
- Double bedroom with windows to the front and rear.
- Bathroom located on the ground floor comprising WC, wash hand basin, shower cubicle and ladder radiator.
- Gas central heating.
- Double glazing.
- Gardens to the front and rear.
- Driveway with single garage.



Location

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by frequent bus services which 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 Collège. 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.

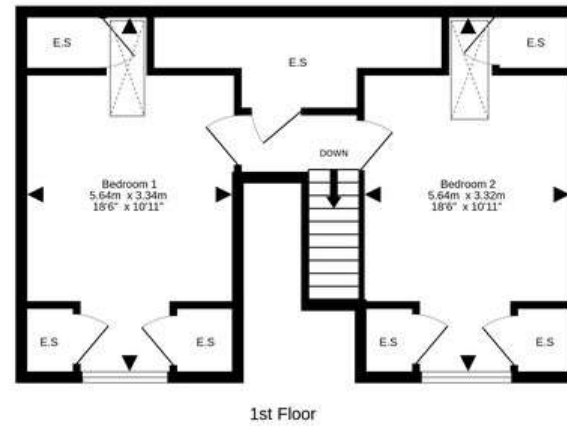
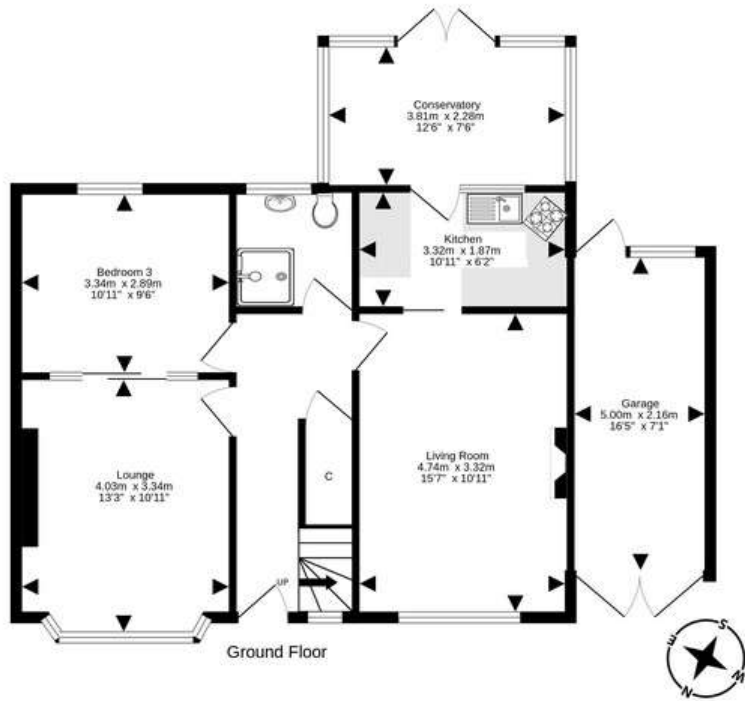
Extras

Included in the sale are the kitchen appliances and white goods, fixtures & fittings and all floor coverings.

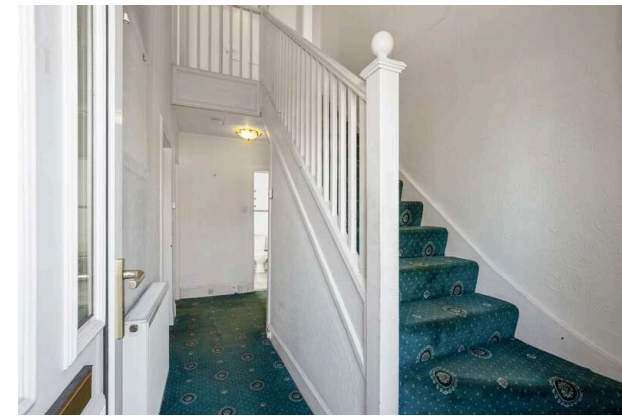
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

