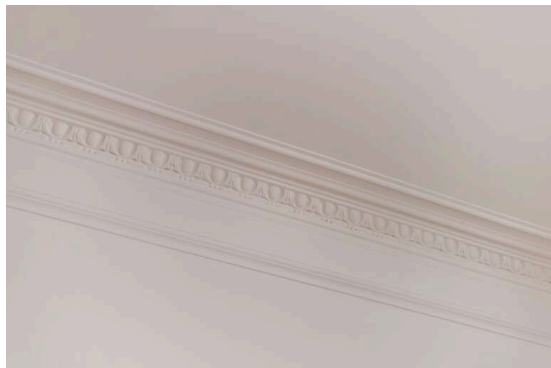


8 Flat 3 Harrison Place Edinburgh EH11 1SF

Offers Over £270,000

- Large living room featuring ornate corning and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Large double bedroom
- Box room
- Utility room
- Bathroom fitted with three piece suite and mains shower over the bath
- Gas central heating and double glazing
- Residents on-street parking
- Communal garden



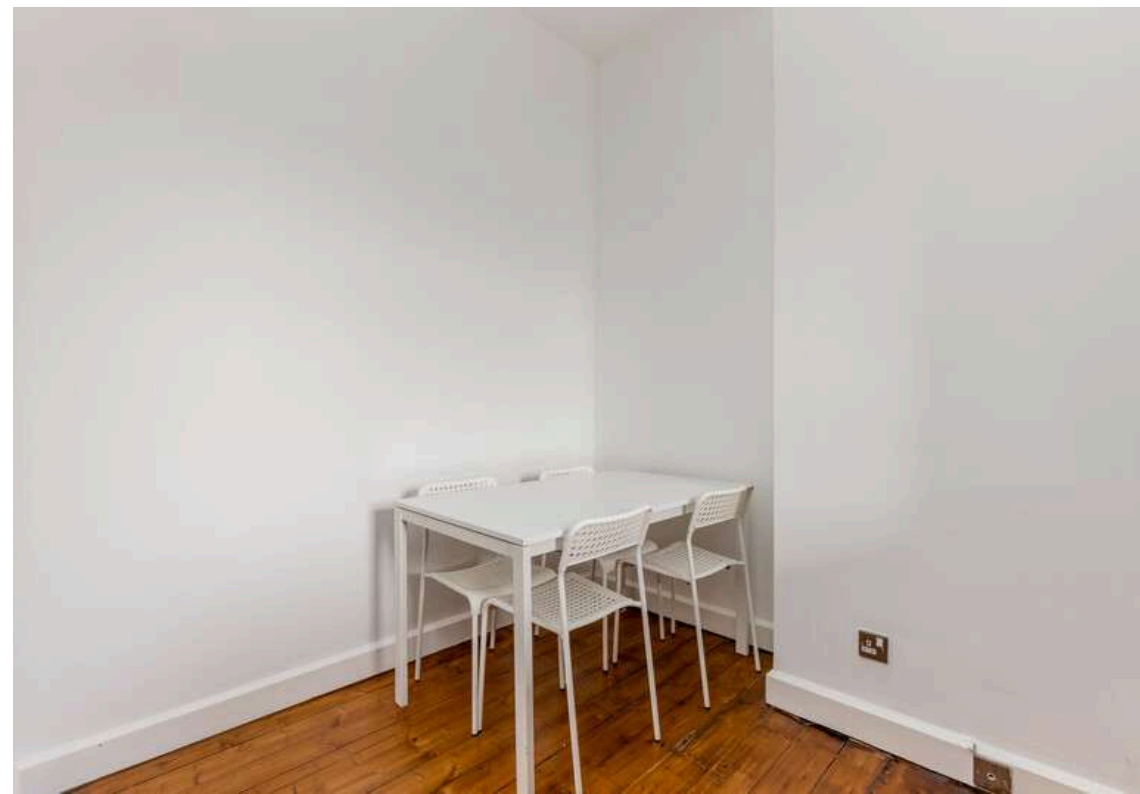
Flat

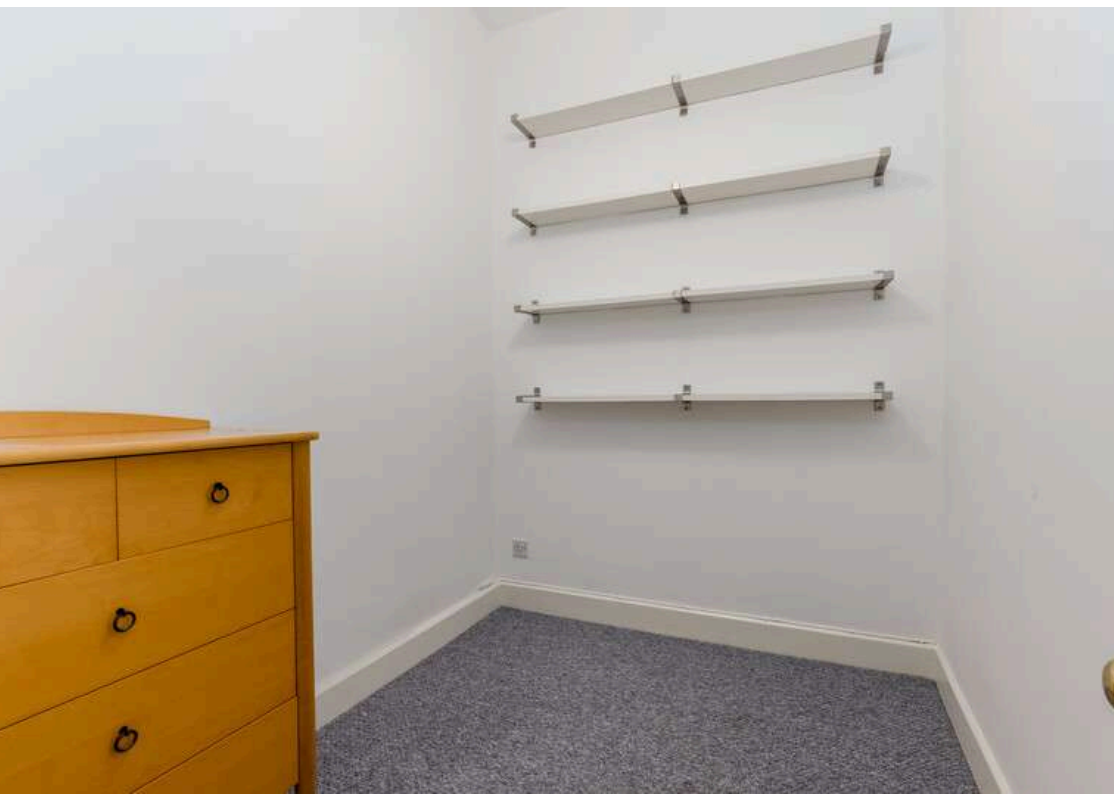
Blair Cadell are delighted to bring to market this superb one bed tenement flat in the heart of Shandon. With generous living space and a superb range of local amenities and access to the city centre, the property would be ideal for a range of purchasers.

The property comprises of a large living room featuring fantastic ornate corning with open outlooks. There is an excellent kitchen/dining room which is ideal for hosting friends and family that is fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and a large storage cupboard. There is a large double bedroom with wardrobes that are included in the sale. Bathroom fitted with a three-piece suite and mains shower over the bath. A large box room that is the ideal home office or guest room, utility room with white goods included and several storage cupboards. Gas central heating and double glazing throughout for maximum efficiency. Well kept communal garden and residents on street parking. *No warranties given for systems or appliances*

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs 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

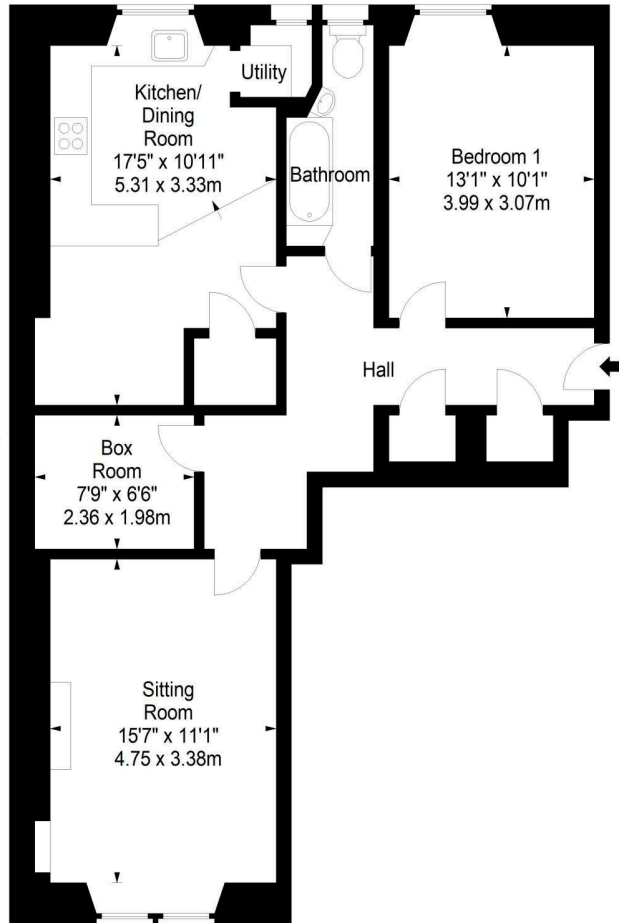




Harrison Place,
Edinburgh,
Midlothian, EH11 1SF



Approx. Gross Internal Area
803 Sq Ft - 74.60 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



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