

**1 Lily Terrace
Edinburgh EH11 1PN**

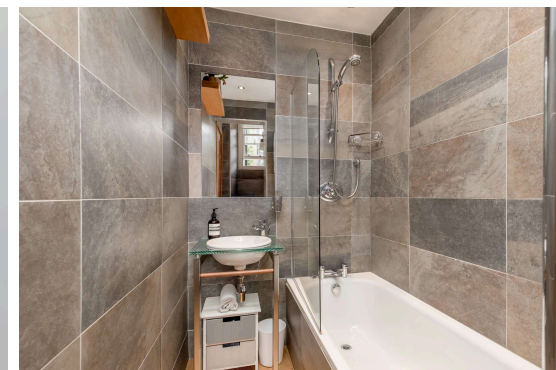
Offers Over £340,000

- Charming two bed lower flower colony
- Period features
- Lounge/Dining room
- Breakfasting kitchen
- Versatile boxroom/study
- Luxurious family bathroom
- Private front garden
- Gas central heating
- Residents permit parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: N



Lower Flat

1 Lily terrace is a charming lower flower colony flat situated within the highly sought-after Shandon area. Beautifully presented throughout and situated a stone's throw away from excellent local amenities and the green space of Harrison Park and the Union Canal this property shall appeal to a range of buyers. Early viewing recommended.

The accommodation comprises; Glass entrance porch with beautiful stained glass detail, leading to entrance hallway with a large storage cupboard, a stunning bay-windowed lounge with a dining area, exquisite ornate cornicing and rose, and a charming tiled fireplace. The kitchen is equipped with a convenient breakfast bar area, a range of floor and wall-mounted units, an electric oven and gas hob. There are two well proportioned bedrooms and a further boxroom making the perfect home study. The luxurious bathroom is fitted with a modern three-piece suite, mains shower over the bath and heated towel rail. The property further benefits from gas central heating and double glazing throughout, a private front garden, and on-street permit parking.

Shandon is a highly desirable location, just 1.5 miles from the city center, which is easily accessible via a frequent bus service nearby. The city bypass is a short drive away, providing quick access to the International Airport and the M8/9/90 motorway network. The area is well-served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Shopping facilities include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's Superstore, and Lidl and Aldi stores. For leisure and recreation, residents can enjoy the nearby Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and the Fountain Park Leisure Complex, which offers a variety of restaurants, a cinema, and a Nuffield Health Centre.

By appointment 0131 337 1800

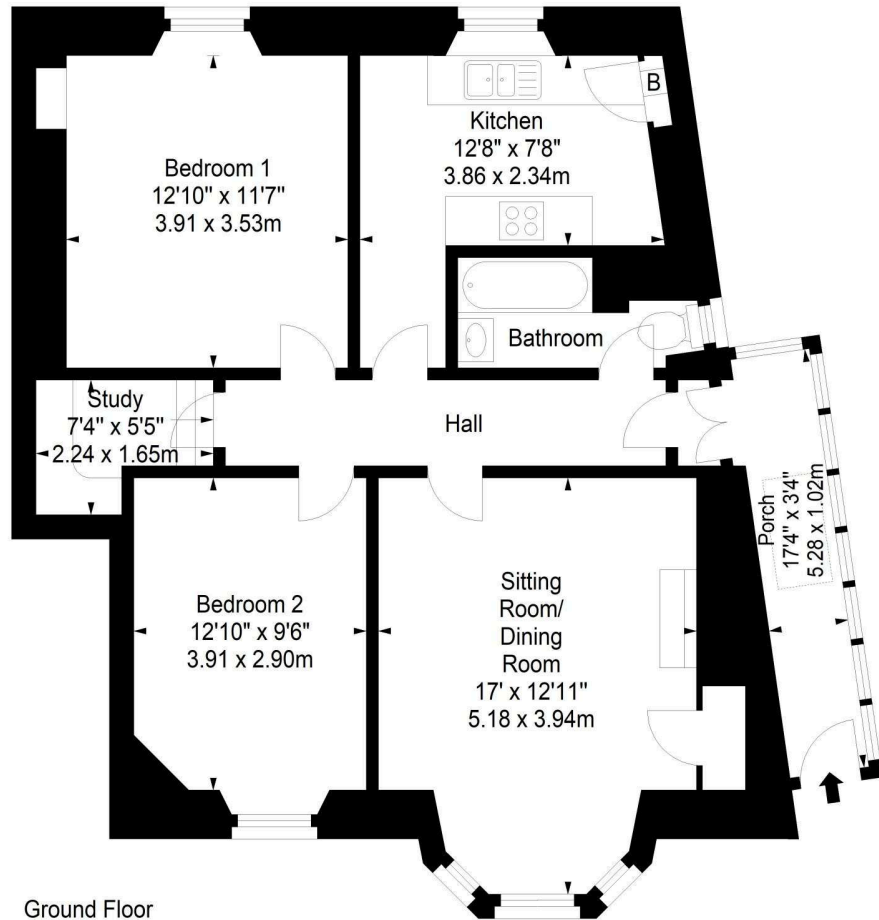
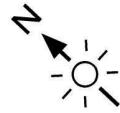




Lily Terrace,
Edinburgh,
Midlothian, EH11 1PN



Approx. Gross Internal Area
877 Sq Ft - 81.47 Sq M
For identification only. Not to scale.
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Ground Floor



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