



6/8 Ogilvie Terrace  
Shandon, Edinburgh, EH11 1NR



VMH SOLICITORS





# 6/8

## Ogilvie Terrace

Tastefully presented & well proportioned Top Floor Flat forming part of a handsome traditional tenement in the popular and highly regarded Shandon district

- Reception hall
- Triple windowed sitting room
- Kitchen/diner with pantry cupboard
- Double Bedroom
- Three piece bathroom
- Gas central heating
- Double glazing
- Private storage cupboard at ground floor
- Well kept communal garden
- Zoned permit parking



Home Report: £240,000

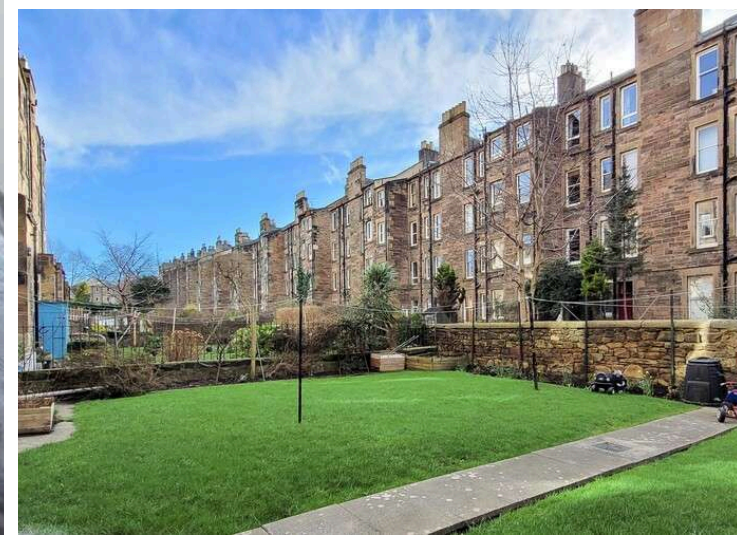
EPC Rating: D



Tastefully presented, well proportioned yet easily manageable Top Floor Flat which forms part of a handsome traditional tenement in the popular and highly regarded Shandon district of the City.

The flat is entered off a well kept common stairway with security entryphone system and offers flexible accommodation comprising reception hall, triple windowed sitting room with partial views to adjacent Harrison Park, fitted kitchen/dining room, double bedroom and bathroom with white suite & electric shower. Gas central heating and double glazing has been installed and there is a useful private storage cupboard at ground floor level, a well kept area of shared garden ground to the rear and zoned permit parking on Ogilvie Terrace and in the adjacent streets.

It is anticipated that this home will prove to be of particular interest to perhaps the first-time buyer or professional couple and early viewing is highly recommended to fully appreciate what is on offer.



Lying approximately three miles west of Edinburgh city centre, the popular residential district of Shandon is characterised by its leafy streets, appealing traditional tenements and open green spaces. With no shortage of outdoor pursuits right on their doorstep, residents of Shandon can take a relaxed stroll in tranquil Harrison Park or cycle along picturesque Union Canal. Shandon is well served by a range of local amenities, with more extensive shopping facilities in neighbouring Gorgie. Nearby Fountain Park leisure complex, offers a multi-screen cinema, bowling alley, gym, various family restaurants and pubs. Popular with young professionals thanks to its close proximity to the city centre, Shandon enjoys superb public transport links across the capital, as well as swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

**Extras:** to include all fitted carpets and fitted floor coverings, light fittings, blinds, cooker, fridge/freezer and washing machine.

### Third Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



VMH SOLICITORS

[WWW.VMH.CO.UK](http://WWW.VMH.CO.UK)

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: [property@vmh.co.uk](mailto:property@vmh.co.uk)

DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.