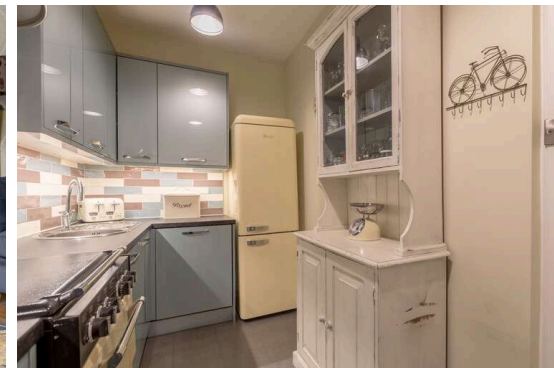
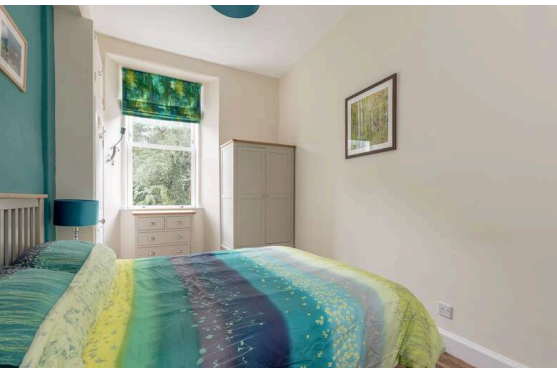


**1f2 3 Harrison Road
Edinburgh EH11 1EG**

Offers Over £245,000

- Bay window lounge featuring ornate cornice and electric fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and white goods included in sale
- Two double bedrooms with master featuring fitted wardrobes
- Shower room fitted with two-piece suite and mains walk in shower featuring rainwater shower head
- Hallway with two large storage cupboards
- Gas central heating and double glazing throughout
- Well kept communal garden
- Residents permit parking

Council Tax Band: C
Tenure: Freehold
Shared Ownership: N



Upper Flat

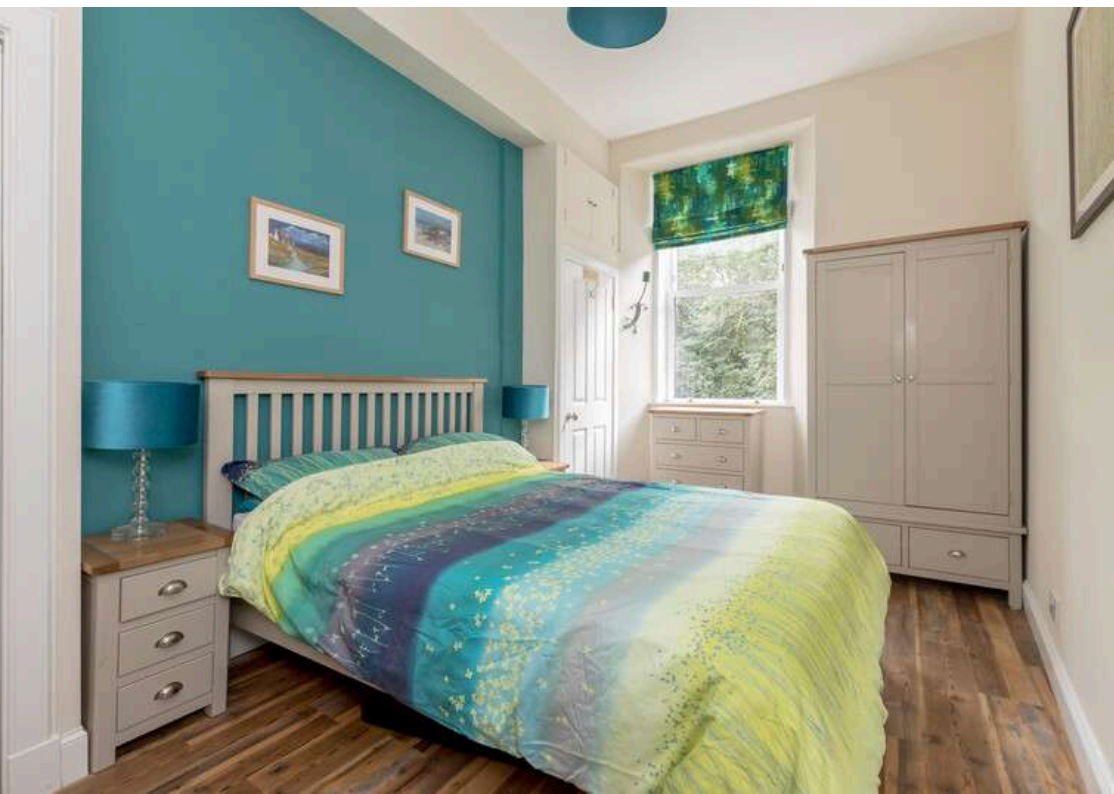
Blair Cadell are delighted to present this beautifully maintained two-bedroom tenement flat located in the heart of Shandon. Boasting exceptional finishes throughout, this property is in immaculate, turn-key condition and is a must-see.

The accommodation features a stunning bay-windowed lounge adorned with ornate cornicing and an electric fireplace, creating an inviting space perfect for relaxing with family and friends. The modern kitchen is equipped with a range of wall and floor-mounted units, a gas hob, an electric oven, integrated appliances, and white goods, all included in the sale. The two spacious double bedrooms provide ample living space, with the master bedroom featuring built-in wardrobes that offer substantial storage. The stylish shower room is fitted with a two-piece suite and a luxurious walk-in shower with a rainwater shower head. The hallway benefits from two additional storage cupboards. The property is enhanced by gas central heating and double glazing throughout, ensuring maximum comfort and energy efficiency. Externally, there is a well-maintained communal garden to the rear and residents' permit parking is available. Please note, no warranties are given for appliances.

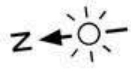
Shandon is a highly sought-after location, situated approximately 1.5 miles from Edinburgh city center, with easy access provided by frequent bus services. The nearby bypass offers a quick route to the International Airport and the M8/M9/M90 motorway network. The area is served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Local shopping options are abundant, with Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores all within easy reach. Shandon also offers a wide range of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which features a variety of restaurants, a cinema, and a Nuffield Health center.

Viewing by appointment on 0131 337 1800

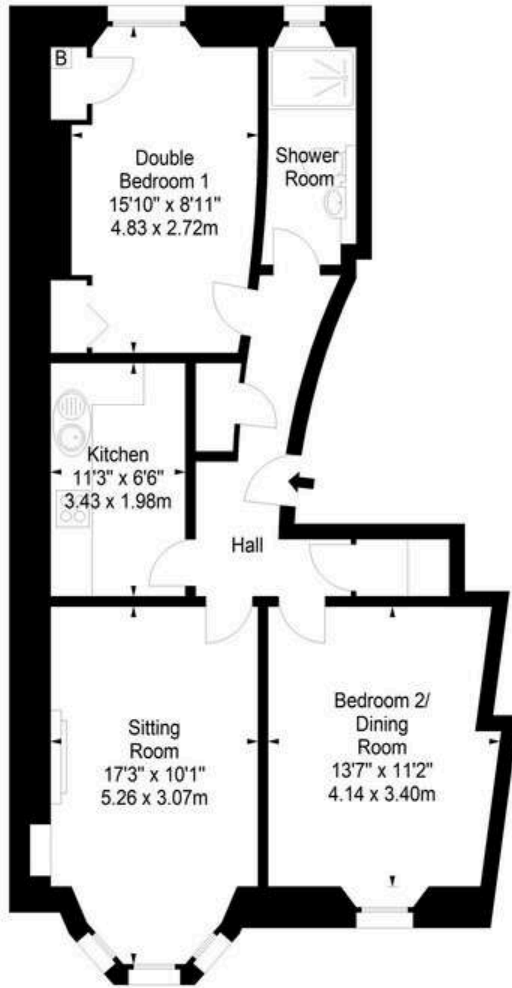




Harrison Road, EH11 1EG



Approx. Gross Internal Area
695 Sq Ft - 64.57 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



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