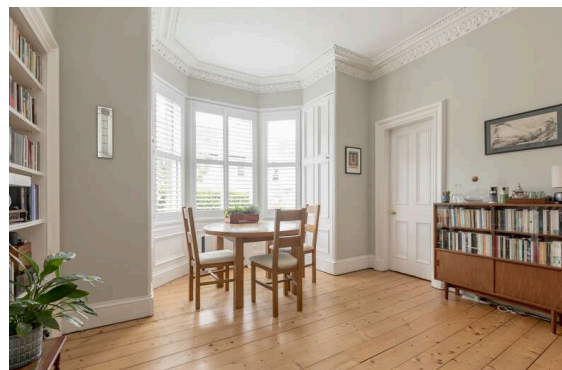


**16 Myrtle Terrace  
Edinburgh EH11 1PF**

**Offers Over £250,000**

- Bay window living/dining room featuring ornate cornicing and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Large double bedroom with en-suite shower room
- Hallway with large storage cupboards and white goods included
- W.C
- Gas central heating and double glazing
- Private front garden
- Free on-street parking



## Flat

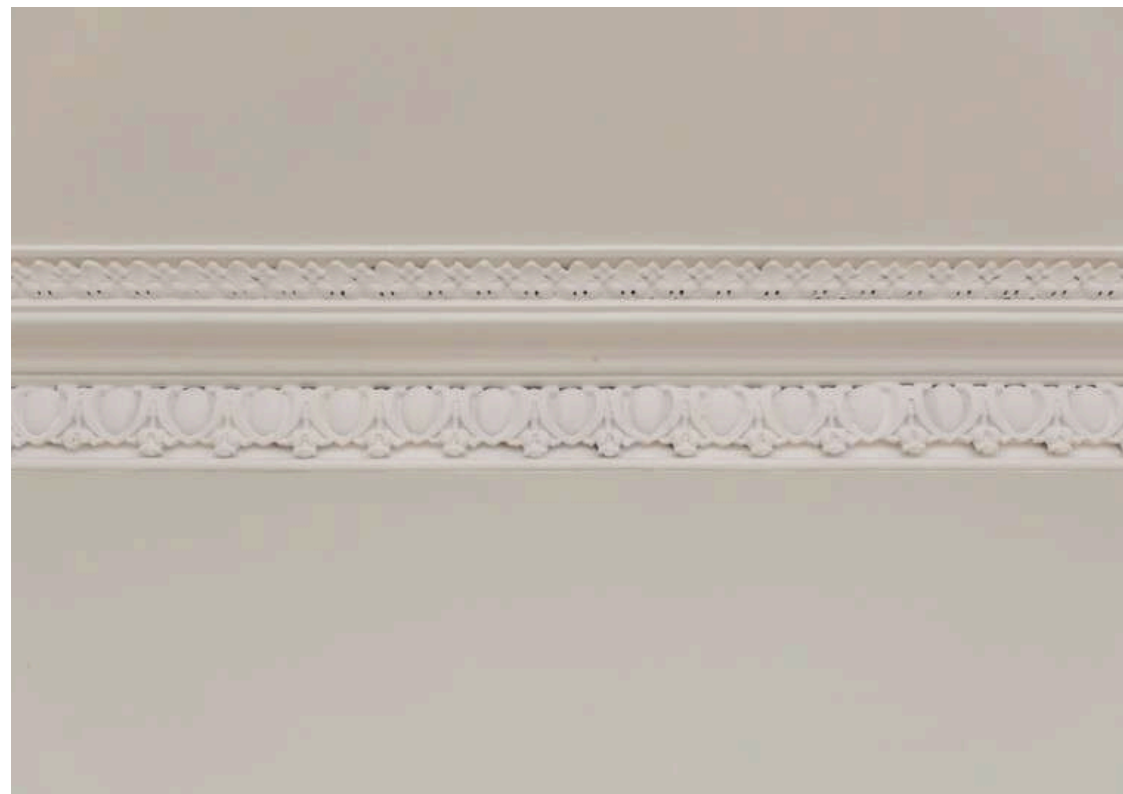
Blair Cadell are delighted to bring to market this lovely example of a traditional lower colony flat that forms part of the Shandon Conservation Area. The property retains many fine original period features such as beautiful ornate cornicing and natural wood floors and would be perfect for a first time buyer or someone looking to downsize.

The accommodation which is in turnkey condition throughout consists of an entrance vestibule with original tiled floor, hallway with natural wood floors, W.C and two large storage cupboards. A charming bay windowed living/dining room with fitted shutters, a decorative fireplace and ornate cornice making it the perfect place for evening relaxing. A superb stylish kitchen that has a gas hob and electric oven, a range of floor and wall mounted units and integrated appliances which are included in the sale. There is a large double bedroom with an en-suite shower room with a mains walk in shower. Gas central heating throughout and newly fitted double glazed windows. Lovely private garden to the front of the property which is the ideal sun trap. Free on-street parking.

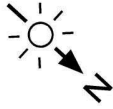
Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public 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**

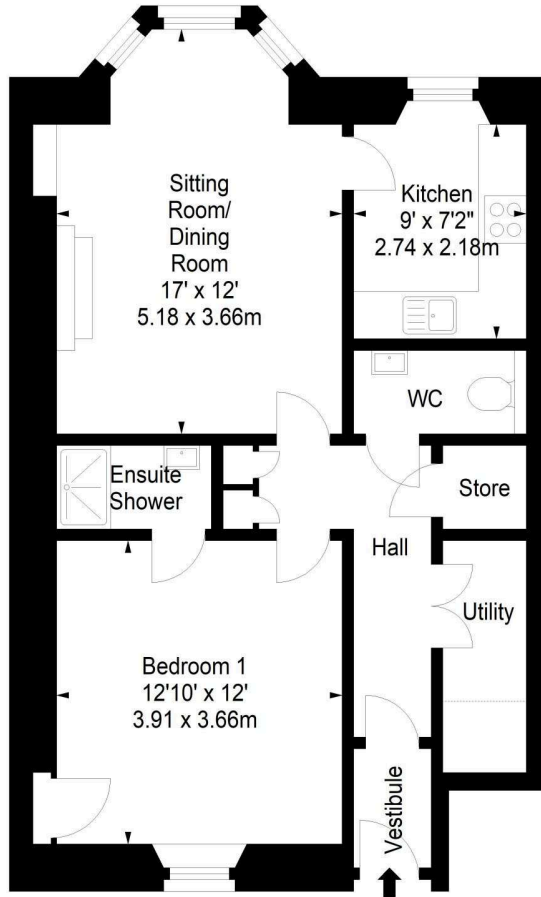




**Myrtle Terrace,  
Edinburgh, EH11 1PF**



Approx. Gross Internal Area  
625 Sq Ft - 58.06 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



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