



Solicitors & Estate Agents










Offers Over  
**£535,000**

# 17A Primrose Terrace

Shandon | Edinburgh | EH11 1PD

Neilsons are delighted to offer on to the market this exceptionally appealing ground and first floor main door apartment, which forms part of an exclusive AMA development and enjoys a superb location on a peaceful cobbled street in the capitals desirable Shandon area.

-  3 bedroom
-  1 public room
-  2 bathroom
-  Driveway
-  Private rear garden
-  EPC rating – B
-  Council tax band- F



## Description

Internally the property is in immaculate move-in condition throughout and benefits from beautiful recently laid oak floors to the ground floor. The accommodation briefly comprises: entrance hallway with stair to the upper level and built-in storage, bright and generously proportioned reception/dining room which would lend itself to a variety of configurations, benefits from a pleasant leafy outlook and features doors leading directly out to a private terrace, stylish kitchen fitted with an excellent variety of sleek contemporary units, with coordinated worktops and high quality Siemens appliances, convenient downstairs shower room/guest WC, upper hallway with excellent built-in storage, spacious principal bedroom with fitted wardrobes, two further good sized double bedrooms both with storage, and family bathroom with attractive three piece white modern suite, mirror, heated towel rail and tiling to splash areas.



## Extras

All floor coverings, light fittings, blinds, curtain poles, white goods and integrated appliances will be included.

## Gardens, Driveway and Factor

The property benefits from its own driveway to the front together with secure bike storage in the nearby underground car park. There is a low maintenance terrace to the rear of the property, which backs on to well-kept communal gardens and enjoys a peaceful feel. There is a factoring agreement in place for the upkeep of the communal areas with James Gibb. This includes buildings insurance and is approximately £98 per month.

## Viewing

By appointment through Neilsons (0131 625 2222).





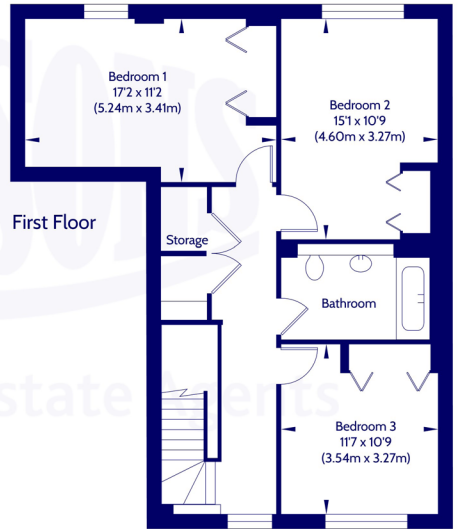
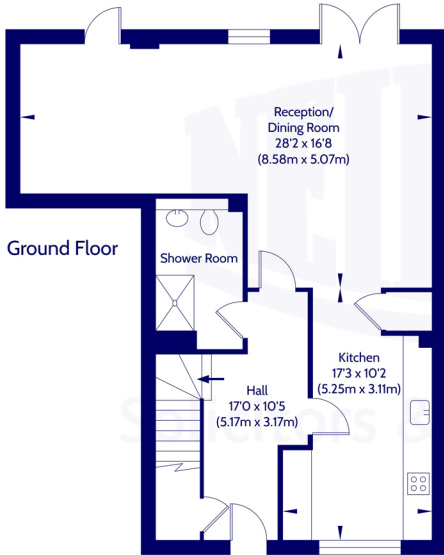
## Location

Shandon and neighbouring Polwarth are highly sought after residential districts lying to the Southwest of the city centre. Leisure wise the choice is excellent and includes several bars and restaurants, with further facilities to be found at the nearby Fountain Park Leisure Complex. Harrison Park and the scenic walkways of the Union Canal are close at hand and offers delightful riverside walks and cycle paths for the active commuter. Edinburgh's West End and Princes Street are within close proximity and offer a world class choice of entertainment including, theatres, cinemas, restaurants, bars, sports facilities and health clubs. Good local convenience shopping and schools are within walking distance. The city bypass and main motorway networks are also within easy reach. For those travelling further afield, Haymarket railway and tram station is a short journey away with links to Glasgow and Edinburgh airport.





Approx. Gross Internal Floor Area 135.6 Sq M / 1459 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

