



52 Ogilvie Terrace, Edinburgh, EH11 1NP

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Welcome to Ogilvie Terrace, this rarely available two bedroom terraced property offers bright and spacious accommodation, the property further benefits from a large attic with development potential. Externally the property benefits from a driveway to the front along with an enclosed garden to the rear which features a large cellar. The property is ideally located in the sought-after Shandon area of Edinburgh close to many local amenities, beautiful parks and open green spaces, schooling and swift transport links. Given how rarely available this property type can be we would recommend an early viewing.

- Entrance hallway.
- Front facing living room complemented by a bay window with a fabulous open outlook.
- Dining kitchen with a range of wall and base units along with the white goods included. Door accesses the rear garden.
- Upper landing with hatch to attic accessed by a fixed ladder with development potential.
- Front facing double bedroom with a bay style window boasting a wonderful open outlook.
- Double bedroom rear facing.
- Bathroom presented as a shower room comprising WC, wash hand basin and shower cubicle.
- Gas central heating - boiler located in the cellar.
- Double glazing.
- Driveway and garden to the front.
- Enclosed garden to the rear.
- Large cellar.



Location

Lying approximately three miles west of Edinburgh city centre, the popular residential district of Shandon is steeped in history and is home to a conservation area, as well as the last surviving Edinburgh brewery - the Caledonian Brewery. Residents of Shandon can stroll in Harrison Park or cycle along the Union Canal into the city centre. Shandon is well served by a range of local amenities, with more extensive shopping facilities in neighbouring Gorgie. Furthermore, Morningside Road, with its independent retailers, cafés and restaurants, is just a short walk away. Fountain Park leisure complex is nearby, where you will find a multi-screen cinema, bowling alley, gym, and family restaurants. Shandon is within the catchment area for excellent state schools, and the area is also well placed for some of the capital's finest private schools, particularly the Edinburgh Rudolf Steiner School and George Watson's College. 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 and beyond.

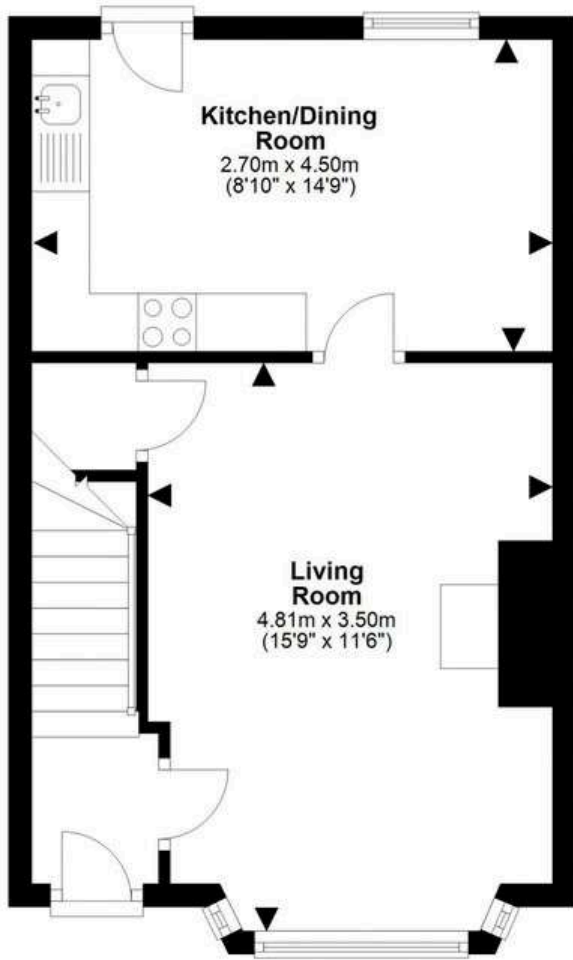
Extras

The kitchen appliances and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



Ground Floor



First Floor



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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