

**38/1 Harrison Gardens
Edinburgh EH11 1SG**

Offers Over £295,000

- Bright and spacious entrance hallway
- Bay window lounge with ornate corning, decorative fireplace and views to Harrison Park
- Kitchen diner with a range of wall and floor mounted storage. Combined extractor hob and integrated fridge freezer.
- Large pantry
- Spacious double bedroom with built in storage
- Versatile box room
- Shower room with walk in shower and under floor heating
- Gas central heating and double glazed sash and case windows
- Communal Garden
- Permit parking



First Floor Flat

Blair Cadell are delighted to present this immaculate, beautifully designed 1-bedroom flat located in the highly sought-after Shandon area. Finished to exceptional standards with meticulous attention to detail, the property is in pristine, turn-key condition. Early viewings are highly recommended.

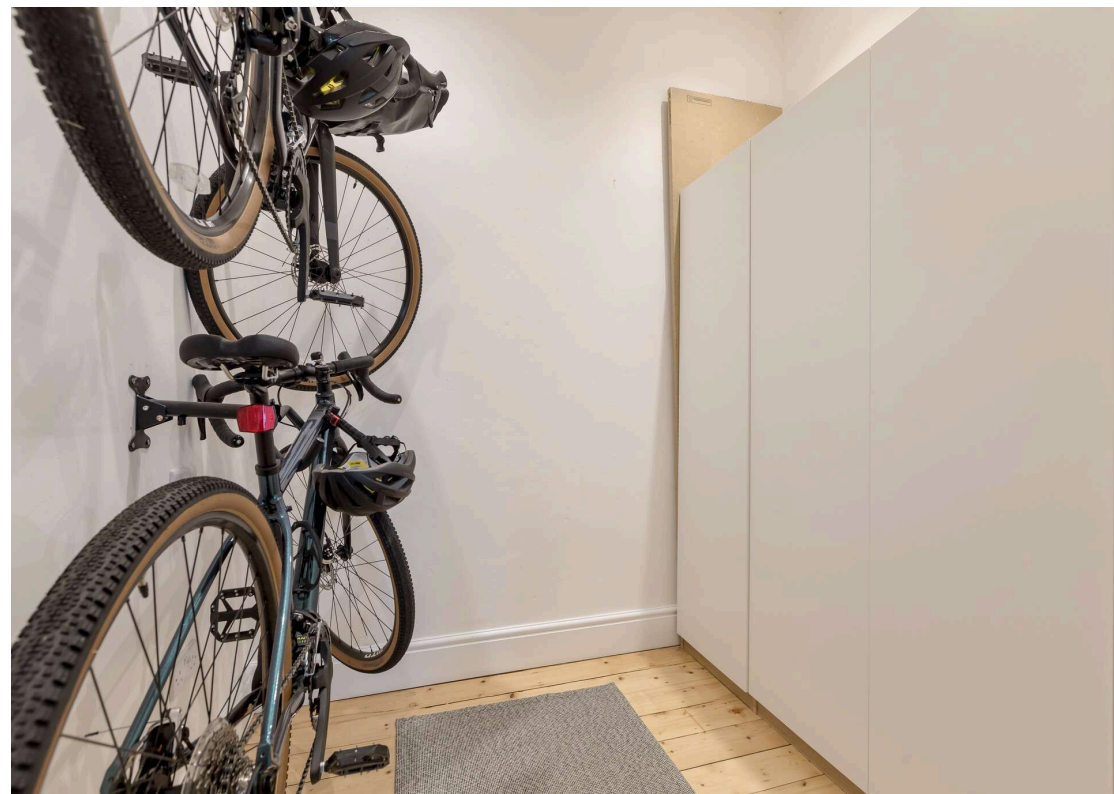
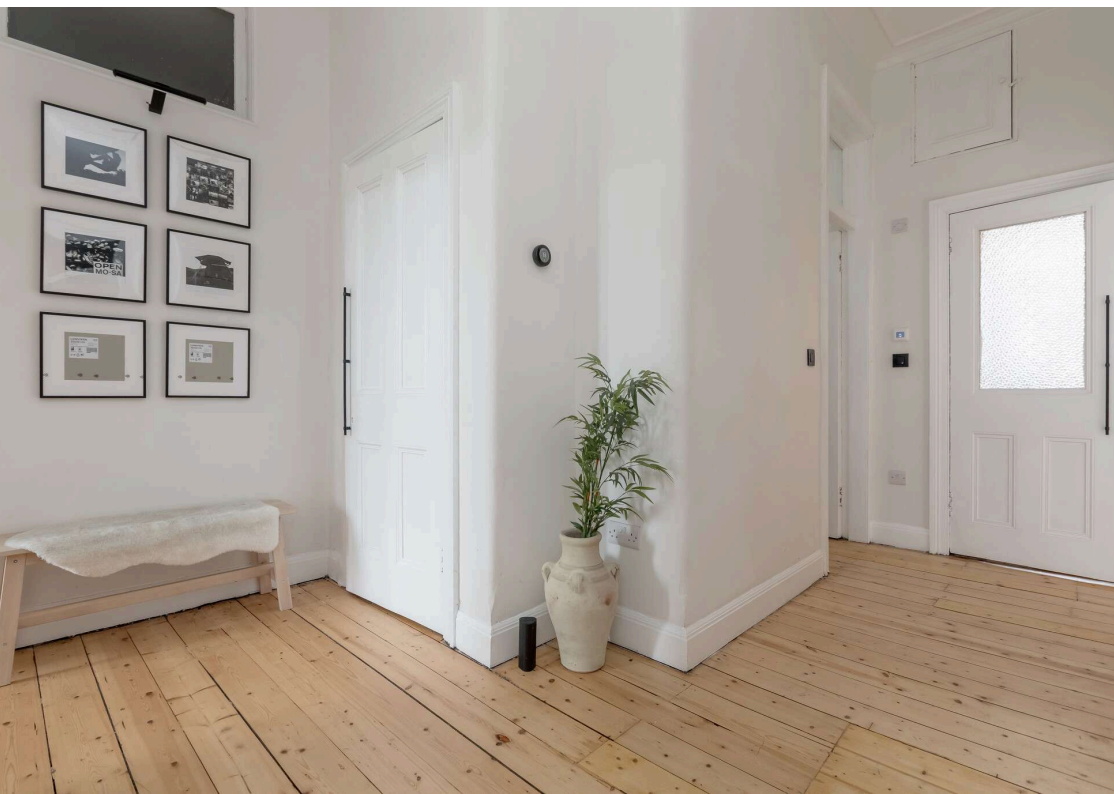
The accommodation comprises a bright and spacious entrance hallway leading to a stunning bay-windowed lounge with views over Harrison Park. Featuring ornate cornicing and a decorative, tiled fireplace, this room offers a perfect setting for relaxing and entertaining. The generously sized dining kitchen is fitted with a range of high-quality storage units, newly installed appliances including a combined extractor hob and integrated fridge freezer, and a large pantry for additional storage. The spacious double bedroom comes with built-in storage, while the versatile box room is ideal for use as a home office. The newly fitted shower room boasts a modern three-piece suite, a walk-in shower, and underfloor heating.

The property also benefits from a well-maintained communal garden, on-street permit parking, gas central heating, double-glazed sash and case windows, smart home lighting control, newly installed radiators and pipework throughout and has been fully rewired.

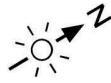
Shandon is a highly sought-after location approximately 1.5 miles from the city centre, easily accessed by a frequent bus service that runs nearby. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Shopping options include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores. The area boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield health centre.

Viewing by appointment on 0131 337 1800

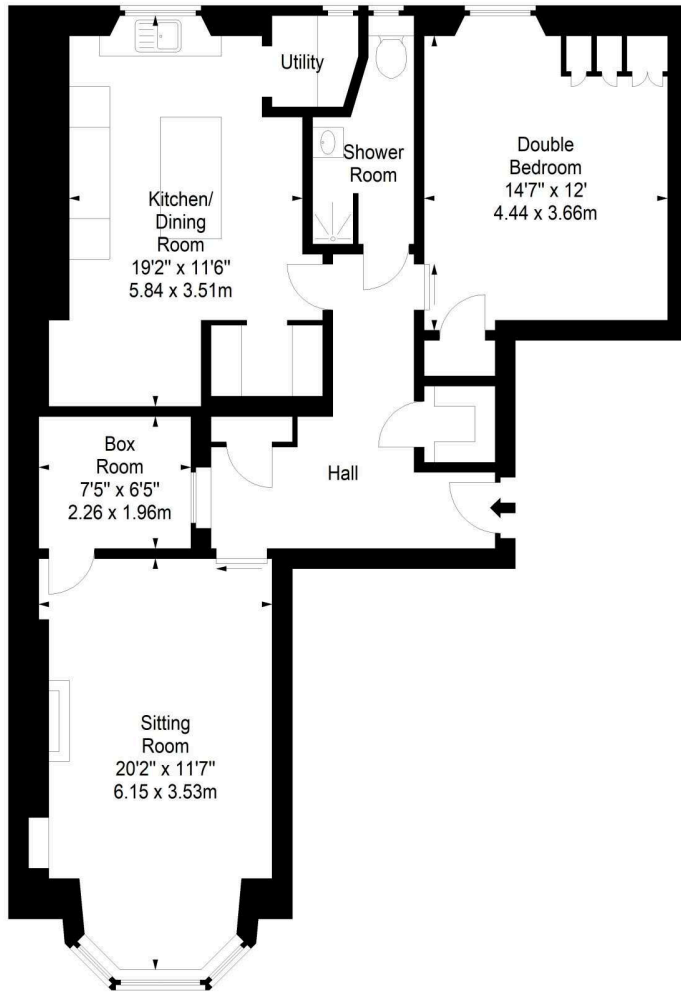




Harrison Gardens, EH11 1SG



Approx. Gross Internal Area
899 Sq Ft - 83.52 Sq M
For identification only. Not to scale.
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First Floor



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