



Flat 11 9 Handyside Place, Edinburgh, EH11 1ZH

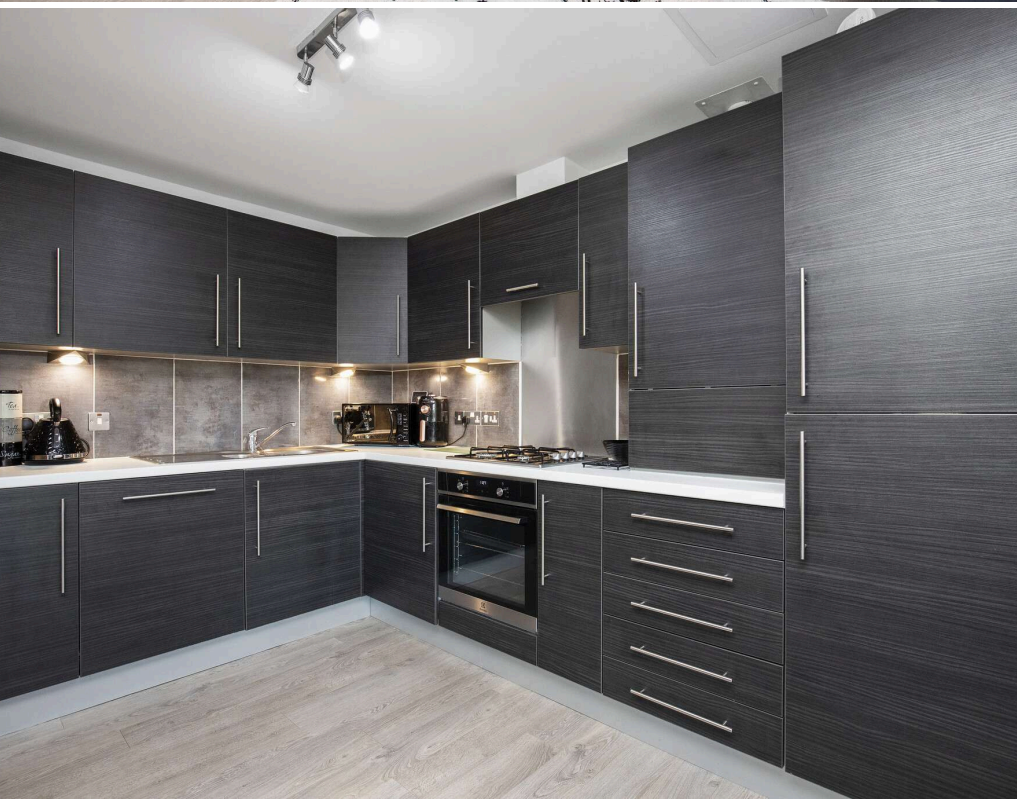


## *Welcome to 9/11 Handyside Place*

Offered to the market is this seldom opportunity to purchase a fabulous penthouse flat set in the ever popular location of Shandon.

The accommodation comprises of a welcoming L-shaped large entrance hallway with two useful storage cupboards. Stylish open plan lounge/dining/kitchen area with a wrap around balcony with views towards Corstorphine Hill and giving a perfect place for relaxing and alfresco dining. Modern fitted kitchen which has a sleek finish and features a range of wall and floor mounted units, gas hob and electric oven and integrated appliances including fridge/freezer, washing machine and dishwasher. The double bedroom is of generous proportions has fitted wardrobes offering plenty of useful storage space. An exceptionally spacious bathroom with a three-piece suite and mains shower over the bath, glazed shower screen and attractive marble effect shower board. There is gas central heating and double glazing throughout for maximum efficiency. Lift access, beautifully kept communal gardens and an allocated parking space along with visitors parking within a secure garage and an entry system to the stair.

The stair and grounds are well maintained by Trinity Factors at a cost of £1,230 p/a





## Shandon

Shandon is ideally placed for access to the main commercial and financial heart of the city and is an extremely popular and much sought-after area. Well served by local specialist retailers for day to day needs, together with a choice of supermarkets. Additional shopping can be found in nearby Chesser including a 24hr Asda and in Colinton Mains. Excellent choice of bars and restaurants and recreational facilities include Harrison Park, Craiglockhart sports centre, Fountain Park. The vast greenery of Bruntsfield Links and the Meadows are close by and the nearby Union Canal is popular for jogging, cycling and walking. The local public transport system links the area with the city centre and surrounding districts and Haymarket Railway Station is nearby. The property is well placed for access to Gogarburn, Edinburgh Park, the Western Approach Road, City By-Pass, national motorway network, Forth Road Bridge and Edinburgh International Airport.

## Extras


Included in the sale are all floor and window coverings.



# Get in touch

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 0131 240 3818

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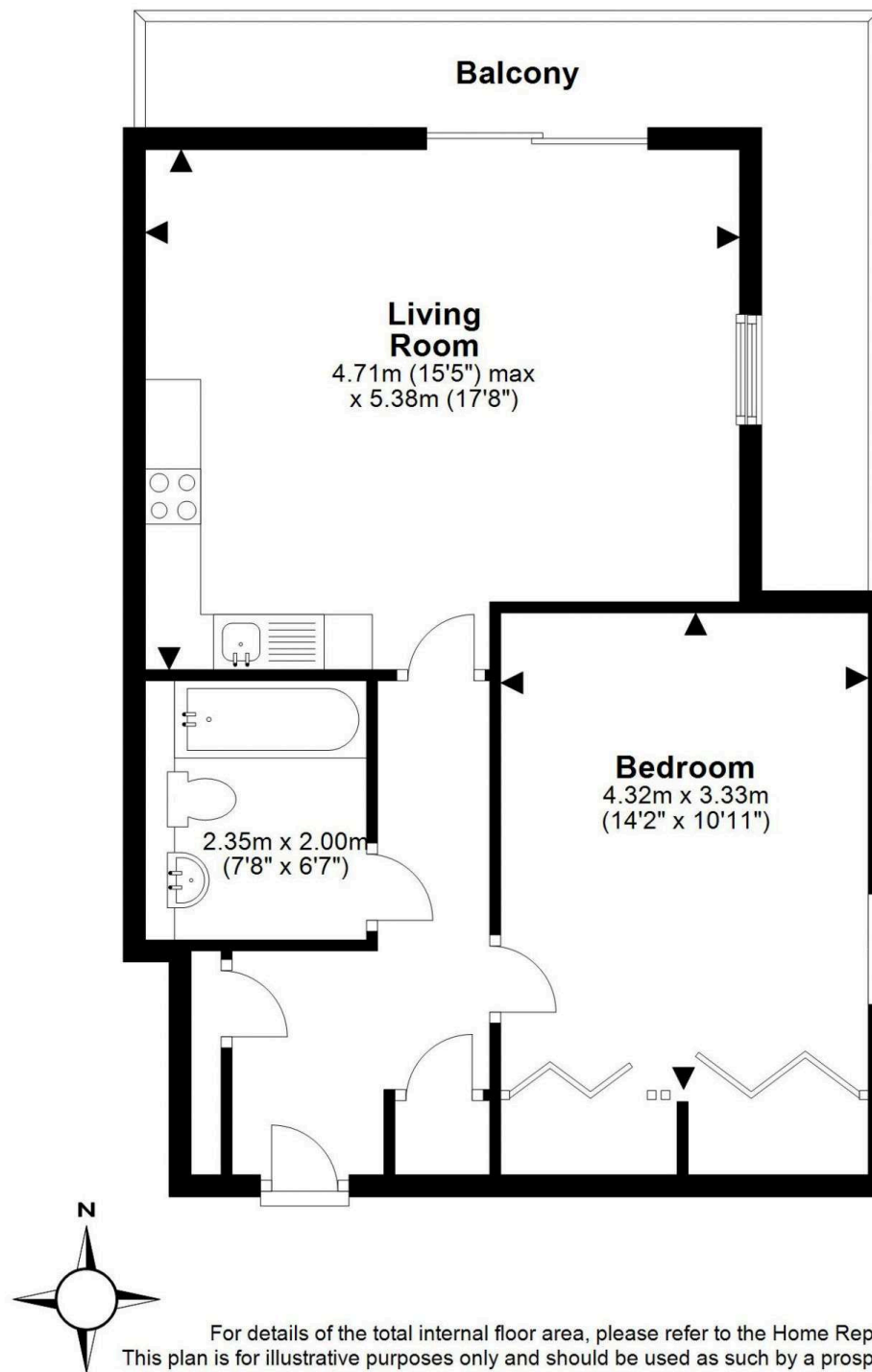
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



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.