

**7 LILY TERRACE**  
**Edinburgh EH11 1PN**

**Offers Over £280,000**

- Hallway with large storage cupboard
- Bay windowed lounge with dining area & Period features
- Tiled fireplace with stove
- Kitchen with electric hob and oven, integrated fridge freezer and washing machine
- Main bedroom with bespoke storage and window seat
- 2nd bedroom with built in wardrobes and bespoke storage
- Bathroom with modern three piece suite, rainwater shower, underfloor heating and heated towel rail
- Gas central heating and double glazing
- Private rear garden & Residents permit parking

**Council Tax Band: C**

**Tenure: Freehold**

**Annual Service Charge: N**



## Lower Colony Flat

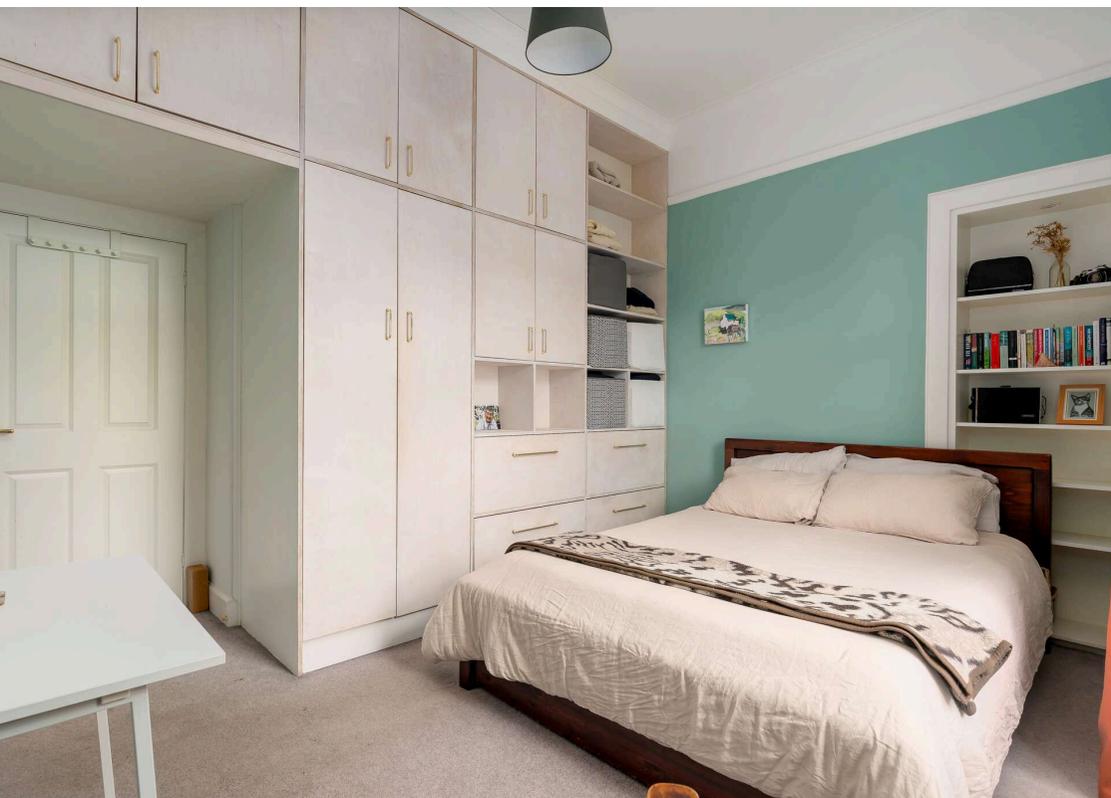
Blair Cadell are delighted to present this charming lower flower colony flat in the highly sought-after Shandon area. Beautifully presented throughout and situated a stone's throw away from superb local amenities, this turn-key property is ready to move into and will appeal to a wide range of buyers.

The accommodation comprises an inviting hallway with a large storage cupboard, a stunning bay-windowed lounge with a dining area, exquisite ornate corning and rose, a superb Edinburgh Press and a charming tiled fireplace with stove. The kitchen is equipped with a range of floor and wall-mounted units, an electric hob, oven with hood, and an integrated fridge/freezer and washing machine. The main bedroom features bespoke storage and a window seat, while the second bedroom/study also benefits from built in wardrobes and bespoke storage. In addition to the bespoke timber storage units in each bedroom, both the living room and main bedroom benefit from Edinburgh Press shelving units that are in excellent condition. The bathroom is fitted with a modern three-piece suite, including a rainwater shower, underfloor heating, and a heated towel rail. The property further benefits from gas central heating and double glazing throughout, a private rear garden, and on-street permit parking.

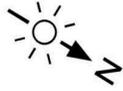
Shandon is a highly desirable location, just 1.5 miles from the city center, which is easily accessible via a frequent bus service nearby. The city bypass is a short drive away, providing quick access to the International Airport and the M8/9/90 motorway network. The area is well-served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Shopping facilities include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's Superstore, and Lidl and Aldi stores. For leisure and recreation, residents can enjoy the nearby Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and the Fountain Park Leisure Complex, which offers a variety of restaurants, a cinema, and a Nuffield Health Centre.

**Viewing by appointment 0131 337 1800**

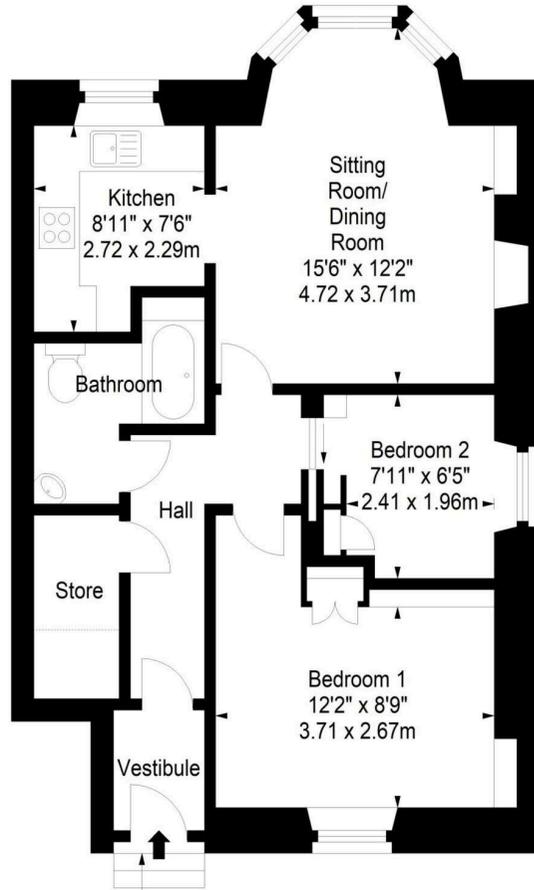




Lily Terrace,  
Edinburgh,  
Midlothian, EH11 1PN



Approx. Gross Internal Area  
633 Sq Ft - 58.81 Sq M  
For identification only. Not to scale.  
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Ground Floor



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