

7 Shandon Crescent Edinburgh EH11 1QE

Offers Over £590,000

- 3 bed mid terraced villa
- Bay windowed lounge with fireplace and period features. The bay window boasting original working shutters.
- Rear sitting room with coal effect stove and doors to dining kitchen
- Dining kitchen with doors to rear garden
- Three well proportioned bedrooms
- Versatile box room
- Gas central heating
- Private gardens

Council Tax Band: F
Tenure: Freehold
Annual Service Charge: N



1



3



2



EPC E



Mid Terraced Villa

Open viewings Sunday 2pm-4pm or by appointment 0131 337 1800

7 Shandon Crescent is an impressive terraced Villa situated in the highly sought-after Shandon area of the city. This three-bedroom property combines generous proportions and elegant period features all just moments from local amenities, excellent schools and the green space of Harrison Park and the Union Canal. This is a rare opportunity to acquire a spacious and characterful home within a sought after location.

The property comprises an entrance vestibule leading to a welcoming hallway, featuring elegant parquet herringbone flooring and three generously sized storage cupboards. To the front, a spacious and bright bay-windowed lounge, the bay window boasting original working shutters, allowing for plenty of natural light and is complemented by a decorative fireplace.

To the rear, a cosy sitting room with a coal effect stove opens via double doors into a large conservatory extension, which serves as a combined dining and kitchen area. The conservatory features characterful stone walls and patio doors that lead directly to the rear garden. The kitchen offers ample wall and base units for storage, an electric oven, gas hob, and an extractor fan. A staircase leads to a small landing and the family bathroom, which includes a three-piece suite with a mains-powered shower over the bath. On the upper level, there are three well-proportioned bedrooms, all offering ample storage. The master bedroom also benefits from a box room, ideal for use as a nursery, home office or additional bathroom (subject to planning consents) The property further benefits from gas central heating, front and rear private gardens and on street residents permit parking.

Shandon is a highly sought-after area, located just 1.5 miles from Edinburgh city centre and well-served by frequent bus routes. The city bypass is a short drive away, offering easy access to Edinburgh International Airport and key motorway networks including the M8, M9, and M90.

The area is renowned for its excellent schools, both public and private, such as Craiglockhart Primary, Boroughmuir High, and George Watson's College. Local shopping amenities include Edinburgh West Retail Park, along with 24-hour ASDA, Sainsbury's, Lidl, and Aldi. For recreation, residents can enjoy the nearby Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers dining, a cinema, and a Nuffield Health Centre

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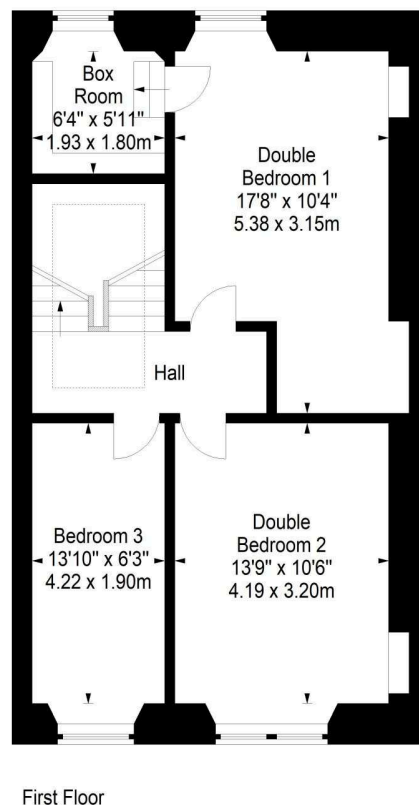
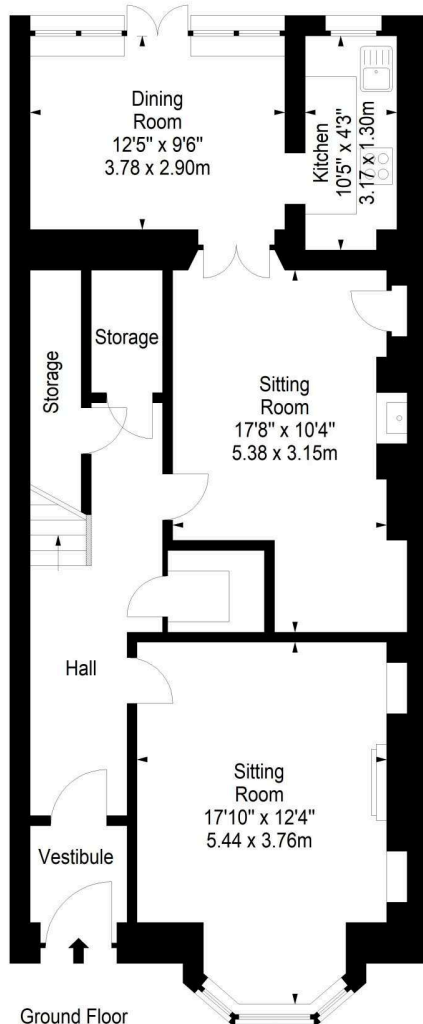




Shandon Crescent, EH11 1QE



Approx. Gross Internal Area
1498 Sq Ft - 139.16 Sq M
For identification only. Not to scale.
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