

**2 Primrose Terrace  
Edinburgh EH11 1PD**

**Offers Over £400,000**

- Large living room featuring ornate cornice, centre rose and decorative fireplace
- Dining/kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Two double bedrooms
- Large box room
- Bathroom fitted with three-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Private front garden
- On-street permit parking

**Council Tax Band: D  
Tenure: Freehold**



## Flat

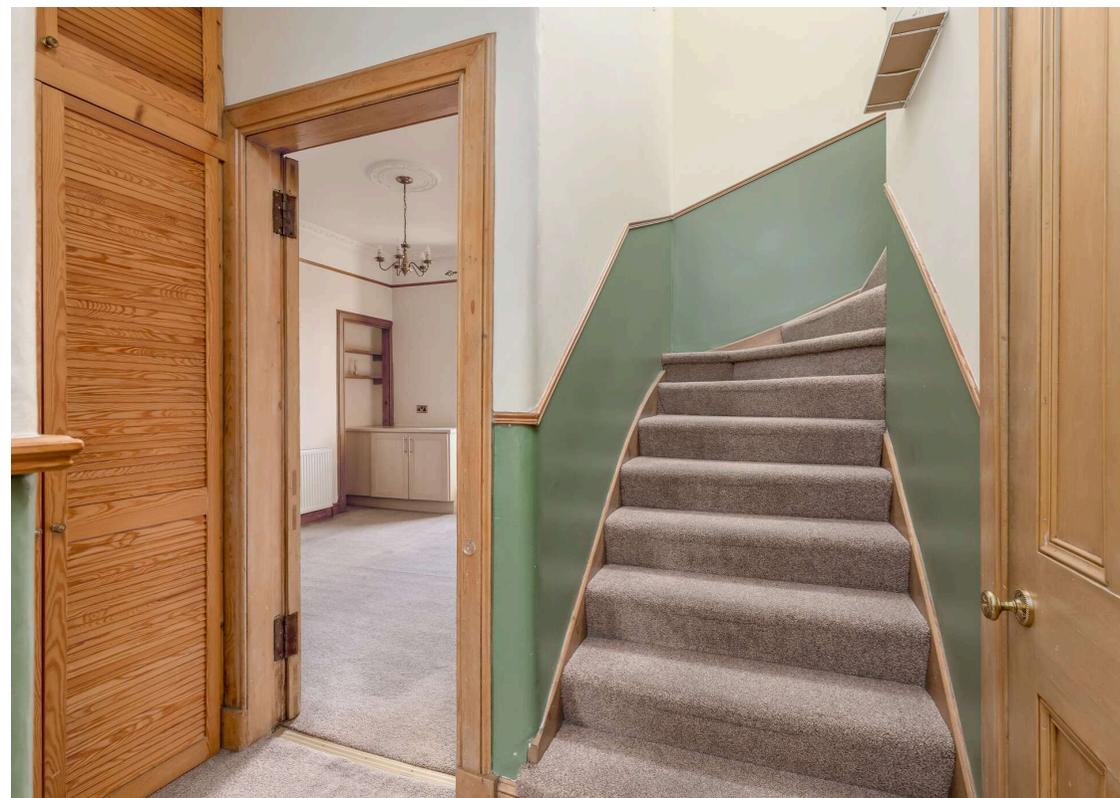
Blair Cadell are delighted to present this charming three-bedroom upper colony home, set within the highly sought-after Shandon Flower Colonies. Perfectly positioned just moments from excellent local amenities, the green open spaces of Harrison Park, and the scenic Union Canal, this beautifully presented property will appeal to a wide range of buyers. Early viewing is highly recommended.

The property opens with an inviting entrance vestibule and stairs leading to a bright first-floor hallway, which includes a generous storage cupboard. The lounge is beautifully light and spacious, showcasing elegant period details such as ornate cornicing, a ceiling rose, and an attractive decorative fireplace. Off the lounge sits a large box room, ideal as a home office or a convenient guest room. The generous dining kitchen provides an excellent space for entertaining and could easily serve as an additional living area. It is fitted with a range of wall and floor units, a gas hob, electric oven, and includes white goods in the sale. On the upper level, there are two well-proportioned double bedrooms. The master bedroom benefits from wardrobes which are included in the sale. The family bathroom is fitted with a three-piece suite and features a mains-powered walk-in shower. Further benefits include gas central heating, double glazing, a private front garden, and residents' permit parking. **Please Note:** No warranties given for systems

Shandon is a sought-after area just 1.5 miles from Edinburgh city centre, with frequent bus services nearby. The city bypass is a short drive away, providing access to the International Airport and the M8/9/90 motorway network. The area is well-served by excellent public and private schools, including Craiglockhart Primary and George Watson's College. Nearby shopping options include Edinburgh West Retail Park, 24-hour ASDA, Sainsbury's, Lidl, and Aldi. For recreation, residents can enjoy Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers restaurants, a cinema, and a Nuffield Health Centre.

**Viewing by appointment on 0131 337 1800**

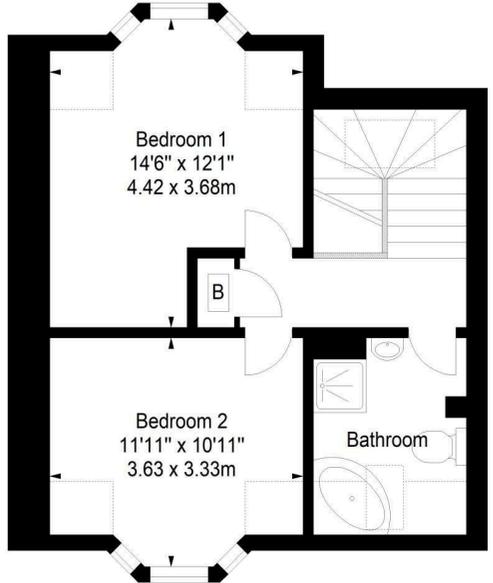
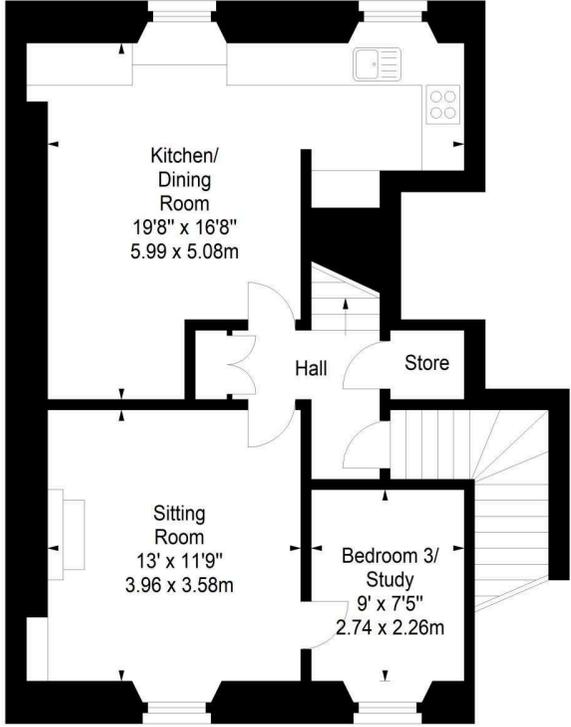
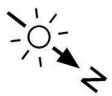




**Primrose Terrace,  
Edinburgh,  
Midlothian, EH11 1PD**



Approx. Gross Internal Area  
1067 Sq Ft - 99.12 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor Entrance

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