



7 2f1 Shandon Street,
Shandon, Edinburgh, EH11 1QH.

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with walk in storage cupboard.
- Walk in dressing room situated off the reception hall.
- Attractive bay-windowed living room with feature fire.
- Home office/study off the living room.
- Formal dining room with walk in larder storage cupboard.
- Fitted kitchen with appliances.
- Good-sized master bedroom with original fireplace.
- Further double bedroom.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Original features.
- Open outlook to rear.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A traditional second floor flat situated within the highly regarded Shandon district of the city within a short journey to the southwest of Edinburgh City Centre and close to an excellent range of local amenities. The property would make an ideal purchase for professional person or couple.

COUNCIL TAX BAND E.
TRAIN STATION APPROXIMATELY 1.1 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 1.0 MILES TO SLATEFORD TRAIN STATION
AIRPORT APPROXIMATELY 7 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 100 METRES.

LOCATION

Shandon Street is located in the popular area of Shandon to the southwest of Edinburgh. There are a wide range of amenities in the immediate area from local shops, cafes, bars and restaurants whilst larger supermarkets can be found at the Lidl on Slateford Road, ASDA Chesser or the Edinburgh West Retail Park which has a good selection of shopping facilities including a Costa Coffee and M&S Food Hall. Fountain Park is also a short distance with restaurants, a bowling alley, Vue cinema and Nuffield Health and Leisure facility. Enjoying the outdoors could not be easier with direct access to the beautiful walkways and cycle network on the Union Canal and the open green space of Harrison Park. In addition, the area is well connected by a great bus network and Slateford and Haymarket Train Stations are just a twenty minute walk away. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, FREESTANDING AUTOMATIC WASHING MACHINE AND THE WARDROBES WITHIN THE MASTER BEDROOM. SOME FURNITURE WITHIN THE PROPERTY WILL BE AVAILABLE FOR NEGOTIATION.

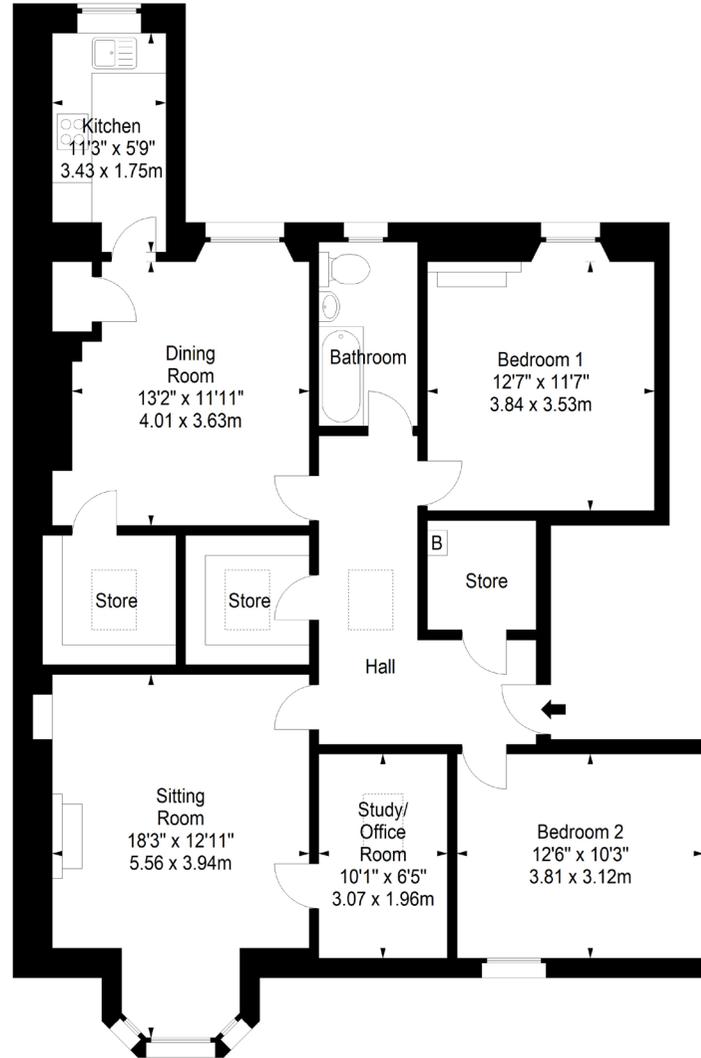


**ENERGY PERFORMANCE
CERTIFICATE RATING D**

**Shandon Street,
Edinburgh,
Midlothian, EH11 1QH**



Approx. Gross Internal Area
1123 Sq Ft - 104.33 Sq M
For identification only. Not to scale.
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Second Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.